



Morland Road, Great Barr
Birmingham, B43 7JG

Offers in Excess of £270,000

Great Barr

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Welcoming potential buyers to this delightful family home on Morland Road, situated in the ever-popular Pheasey Estate in Great Barr.

Perfectly positioned for local schools catering to all age groups, a range of shopping amenities including Asda Supermarket, and just a short drive to the M6 motorway network, this property offers both convenience and comfort.

This attractive end-of-terrace home is ready to move straight into and benefits from its own private driveway. In brief, the property comprises:

- **Block-paved driveway** with off-road parking for two vehicles
- Entrance porch leading to an internal hallway with a useful understairs storage cupboard
- **Well presented front lounge** with modern décor, easy-to-maintain laminate flooring, and an attractive bay window to the fore
- **Dining area** with a stylish navy colour scheme, ample space for a dining table and chairs, and an extension to the rear featuring wraparound windows and dual-opening patio doors
- **Extended galley-style kitchen** with a modern range of wall and base units, built-in gas hob and extractor, ceramic sink with mixer hose, breakfast area, airing cupboard housing the boiler, and a patio door to the garden

Upstairs:

- Landing providing access to **three bedrooms**: two generously sized doubles (the principal bedroom with built-in wardrobes and garden views) and a good-sized third bedroom with a built-in cupboard over the stairs
- **Access to a boarded loft** via a fitted loft ladder
- **Family bathroom** with a neutral suite including a bathtub with shower over, glazed shower screen, modern fixtures, WC, and wash hand basin with vanity storage

Outside: A good-sized, level rear garden featuring a decked patio area, lawn, fenced boundaries, a rear section with slate chippings, a storage shed, and gated side access.

Early viewing is highly recommended to fully appreciate all that this home has to offer.





Property Specification

THREE BEDROOM FAMILY HOME
EXTENDED END TERRACE
MOVE READY & MODERN
FRONT LOUNGE
EXTENDED DINING ROOM & KITCHEN

Hallway 10' 10" x 5' 3" (3.3m x 1.6m)

Living Room 14' 9" x 10' 10" (4.5m x 3.3m)

Dining Room 10' 6" x 10' 10" (3.2m x 3.3m)

Rear Extension 4' 11" x 8' 6" (1.5m x 2.6m)

Extended Kitchen 20' 8" x 6' 11" (6.3m x 2.1m)

Bedroom One 10' 10" x 10' 10" (3.3m x 3.3m)

Bedroom Two 13' 1" x 8' 6" (4m x 2.6m)

Bedroom Three 11' 6" x 7' 10" (3.5m x 2.4m)

Family Bathroom 7' 7" x 5' 7" (2.3m x 1.7m)

Agent's Note:

Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order as they have not been tested. All dimensions are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. These Sales Particulars do not constitute a contract or part of a contract.
Came on the market:

Viewer's Note:

Services connected: mains electricity, gas, water and drainage

Council tax band: B

Tenure: Freehold

Floor Plan

This floor plan is not drawn to scale and is for illustration purposes only



Energy Efficiency Rating

| Energy Efficiency Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92+) | A | | |
| (81-91) | B | | |
| (69-80) | C | | 80 |
| (55-68) | D | | |
| (39-54) | E | 55 | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |
| www.epc4u.com | | | |

Map Location

