



Roxburgh Grove, Great Barr  
Birmingham, B43 7PN

Offers Over £250,000

# Great Barr

Offers Over £250,000



Welcome to Roxburgh Grove, a lovely cul-de-sac location, situated on the popular Park Farm Estate.

This three bedroom family home is perfect for first time buyers and investors, the home is situated close to local shops, amenities, and Barr Beacon Secondary School.

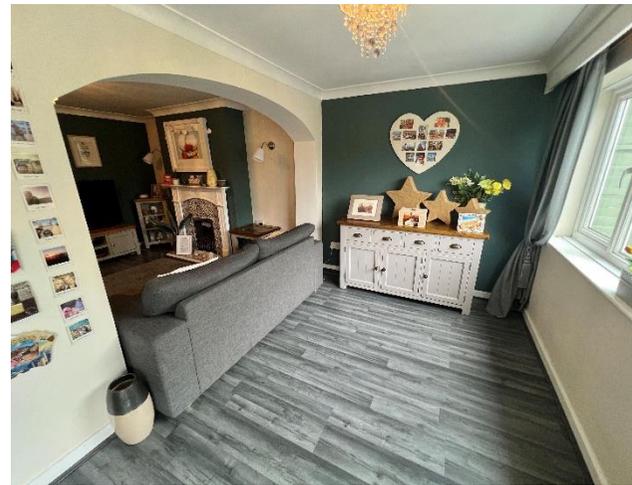
The home is approached by a good sized driveway suitable for multiple vehicles and entered into via an inviting hallway.

The kitchen is a modern style with an array of wall and base units and countertop surfaces. It also has space for various built-in appliances, a gas hob and oven and a sink unit with side drainer. The rear extended living room is a good sized space and offers room for a dining table and play area. Completing the ground floor is a useful integral garage.

Heading upstairs you are presented with three good sized double bedrooms and a family bathroom which consists of a bathtub with overhead shower, hand wash unit and a W.C.

Externally the home has a low maintenance rear garden with views over to the Beacon Fields.

Viewing this home is highly recommended.



# Property Specification



THREE BEDROOM FAMILY HOME  
PARK FARM ESTATE  
QUIET CUL-DE-SAC  
INTEGRAL GARAGE  
GOOD SIZED BEDROOMS

**Kitchen**  
11' 10" x 7' 4" (3.6m x 2.225m)

**Lounge**  
11' 6" x 18' 8" (3.5m x 5.7m)

**Dining Room**  
9' 6" x 18' 8" (2.9m x 5.7m)

**Garage**  
16' 2" x 8' 10" (4.94m x 2.7m)

**Bedroom One**  
14' 1" x 9' 10" (4.3m x 3m)

**Bedroom Two**  
11' 6" x 9' 2" (3.5m x 2.8m)

**Bedroom Three**  
8' 6" x 9' 10" (2.6m x 3m)

**Bathroom**  
6' 7" x 9' 2" (2m x 2.8m)

## 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:

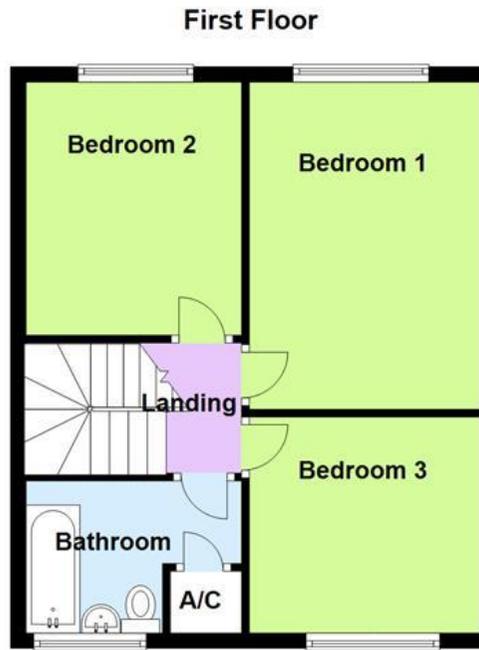
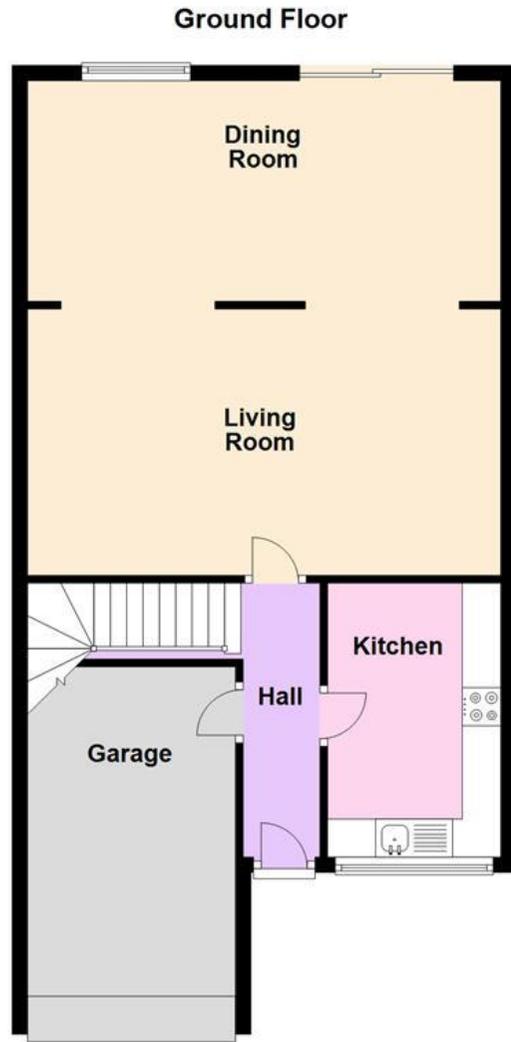
Services connected: mains electricity, gas, water and drainage

Council tax band: C

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			
(92-100) <b>A</b>			
(81-91) <b>B</b>			→
(69-80) <b>C</b>			
(55-68) <b>D</b>		←	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC

# Map Location

