



Thetford Road, Great Barr
Birmingham, B42 2JB

£255,000

Great Barr

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Welcome to Thetford Road - A Cherished Family Home Ready for Its Next Chapter
Offered for sale for the very first time, this much-loved home has been proudly owned through generations and is now available to welcome new memories. Nestled in the ever-popular Perry Beeches area of Great Barr, the location is ideal for families, with excellent local schools for all age groups, convenient shopping amenities, and superb access to the M6 motorway network.

As you arrive, a private driveway leads up to a secure front porch, setting the tone for this well-maintained and inviting property. Inside, the welcoming hallway features stairs to the first floor, a handy under-stairs storage cupboard, and doors flowing through to the ground floor living spaces. To the front, the light-filled lounge is a cosy and charming space, complete with an attractive fireplace and a beautiful bay window that adds character and extra space. At the heart of the home is the kitchen diner - a bright and practical space fitted with a range of well-kept wall and base units, worktops including a breakfast bar, and space for integrated appliances. The dining area offers a generous setting for family meals, opening seamlessly into the sun-drenched conservatory, an ideal spot to relax and enjoy views of the garden.

Upstairs, the landing leads to three well-proportioned bedrooms. The main bedroom is a standout with a bay window, full-length sliding wardrobes, and additional fitted storage above the bed area. The second bedroom is also a comfortable double, enjoying a lovely outlook over the rear garden, while the third bedroom offers flexibility - perfect as a nursery, guest room, or home office. The family shower room is a generous size and features a large walk-in shower, WC, wash basin, and a recessed area for storage and the boiler. A real bonus is the full-height loft room, accessed via pull-down ladders, with a Velux window providing natural light - an ideal hobby room, workspace or additional storage area.

Outside, the rear garden is a delightful oasis, bursting with colour thanks to mature shrubs and hedges. There's a slabbed patio perfect for outdoor dining, a fish pond, small lawn, and pathway leading to the garage and gated rear access, which serves neighbouring residents. To the side, there's a gated passageway offering front and rear access, an outside toilet, and a useful garden store, perfect for all your gardening essentials.

This is a warm, characterful home that's sure to capture the hearts of many. Don't miss your opportunity - book your viewing today and see what makes this property so special.





Property Specification

THREE BEDROOM FAMILY HOME
WELL MAINTAINED INTERIOR
FRONT LOUNGE
KITCHEN DINER
CONSERVATORY

Porch

Hallway 14' 1" x 5' 7" (4.3m x 1.7m)

Lounge 15' 1" x 10' 10" (4.6m x 3.3m)

Kitchen & Dining Room 9' 10" x 16' 9" (3m x 5.1m)

Sun Room 9' 10" x 6' 11" (3m x 2.1m)

Landing 8' 2" x 6' 3" (2.5m x 1.9m)

Bedroom One 15' 1" x 10' 6" (4.6m x 3.2m)

Bedroom Two 11' 2" x 11' 6" (3.4m x 3.5m)

Bedroom Three 7' 10" x 5' 11" (2.4m x 1.8m)

Shower Room 8' 6" x 5' 3" (2.6m x 1.6m)

Agent's Note:

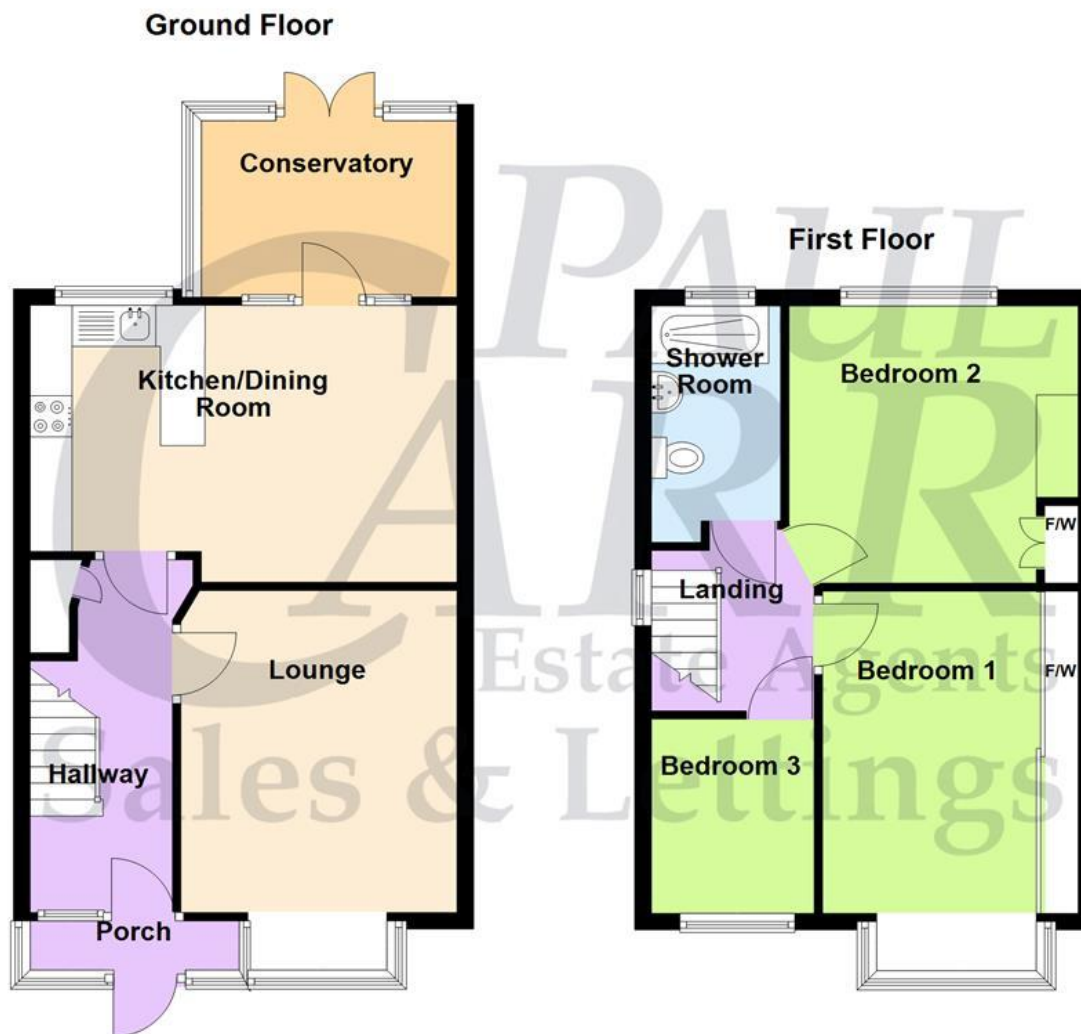
Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or 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

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | 78 C |
| 55-68 | D | 55 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

Map Location

