



Park Farm Road, Great Barr
Birmingham, B43 7QE

Offers Over £300,000

Great Barr

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Welcome to Park Farm Road, an immaculately kept and well finished three bedroom semi-detached house. Park Farm Road is situated within Great Barr and is within walking distance of good primary and secondary schools, along with good proximity to transport links and amenities.

The approach offers a double block paved driveway and entry through a porch into a generous size entrance hallway. The hallways offer solid wood flooring with newly refitted stairs to the first floor and double doors into the lounge/dining room. The living space is of good proportion with a central fireplace finished off with stylish brick slips. The kitchen offers a good range of white units with sink and drainer overlooking the garden, gas hob with separate eye level double oven. The kitchen also benefits from a useful utility nook which offers space for washing machine/dryer.

On the first floor there are three good-size bedrooms, two comfortable doubles and a good-size third. The bathroom has been beautifully finished with a modern white suite consisting of a freestanding bathtub, separate shower cubicle, low level W.C. and hand basin with drawers for storage.

For further convenience the loft is fully boarded ready to be used as extra storage space.

Internally, the property features solid wood doors throughout, a full rewire and new central heating system.

Externally, there is a low maintenance rear garden with slabbed patio and the remainder is laid to lawn.





Property Specification

PARK FARM ESTATE
BEAUTIFULLY FINISHED
REWired AND NEW CENTRAL HEATING SYSTEM
WELL KEPT REAR GARDEN
MODERN REFITTED BATHROOM

Lounge/ Dining Room
16' 1" x 12' 6" (4.9m x 3.8m)

Kitchen
9' 10" x 9' 10" (3.0m x 3.0m)

Integral Garage
14' 9" x 6' 11" (4.5m x 2.1m)

Bedroom One
9' 10" x 12' 6" (3.0m x 3.8m)

Bedroom Two
11' 10" x 9' 2" (3.6m x 2.8m)

Bedroom Three
9' 2" x 6' 7" (2.8m x 2.0m)

Bathroom
9' 10" x 6' 7" (3.0m x 2.0m)

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: 21st April 2023

Viewer's Note:

Services connected: mains electricity, gas, water and drainage

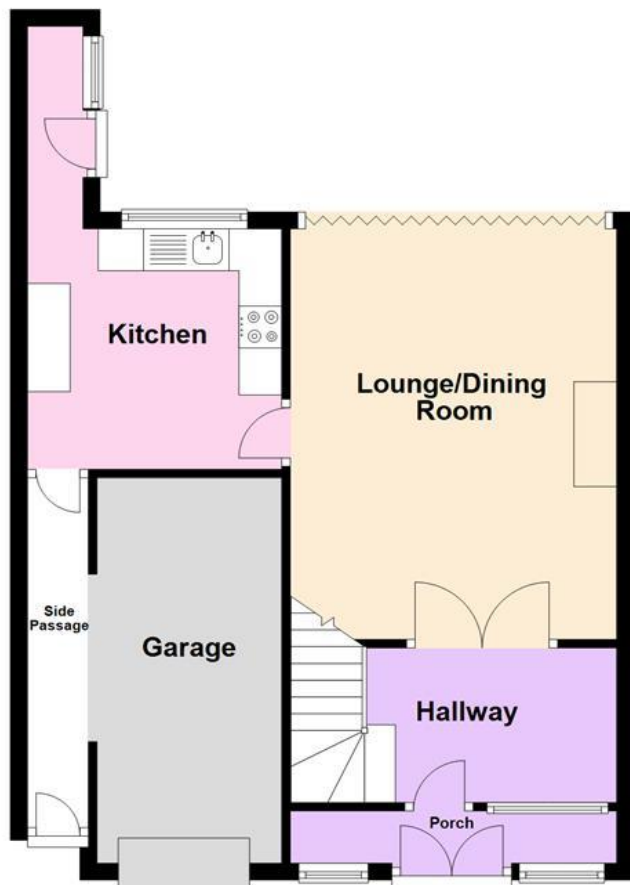
Council tax band: C

Tenure: Freehold

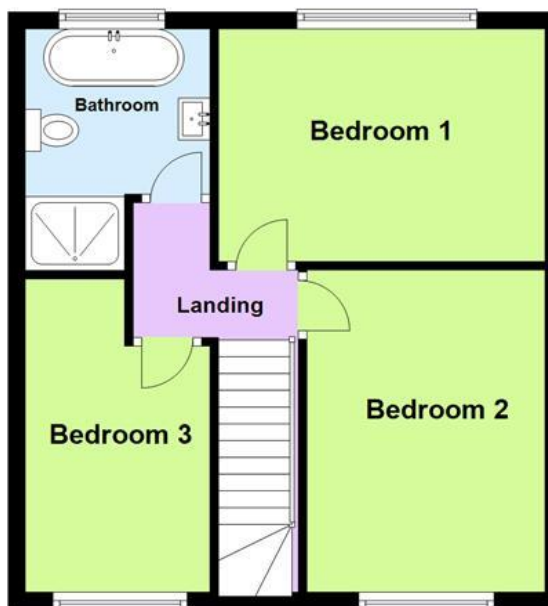
Floor Plan

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

Ground Floor




First Floor



Energy Efficiency Rating

Energy Efficiency Rating

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

Map Location

