



Sandy Lane, Great Barr  
Birmingham, B42 2QG

£285,000



# Great Barr

£285,000



Sandy Lane is a beautifully presented extended three-bedroom semi-detached home located close to local schools for all age groups, shops and the M6 motorway network.

The property has a block paved driveway which can accommodate parking for multiple cars and an adjacent front lawned area.

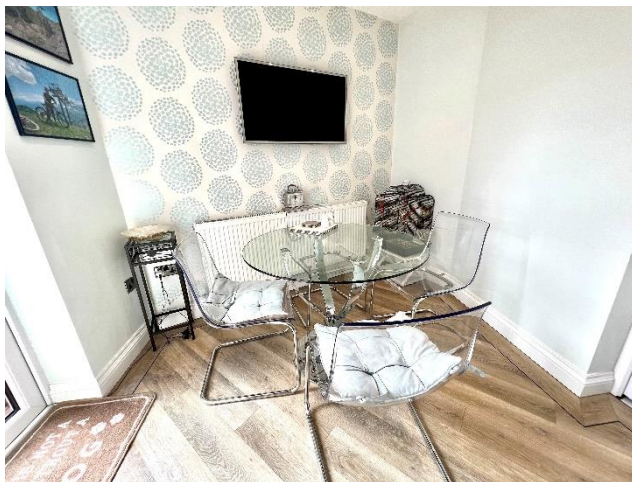
Entering through a large porch and into the hallway which gives access into a great sized dual aspect reception room which benefits from a bay window, gas fire with fire surround, patio doors leading out into the garden and access into the kitchen. The kitchen has been modernised and is finished with wooden flooring, white base and wall units, worktops with metro tile splashbacks, sink unit with side drainer, undercounter lighting, integrated gas hob and oven, and space for a large fridge freezer. The dining area forms part of the extension behind the garage and gives access to the garden via patio doors as well.

Completing the ground floor is a useful garage space which also has a utility area.

The first floor accommodates three large double bedrooms a real rarity for homes in this area and a family bathroom which offers a corner shower unit, hand wash basin and low-level W.C.

Externally, this beautiful home benefits from an immaculate colourful garden featuring a paved patio with steps leading up to a well maintained lawned area with shrubs and fencing to the perimeter.

Viewing is highly recommended to not miss out on this family home.





# Property Specification

EXTENDED THREE BEDROOM SEMI DETACHED  
INTEGRAL GARAGE  
RARE THREE DOUBLE ROOMS  
BEAUTIFUL LANDSCAPED GARDEN  
CLOSE TO LOCAL SCHOOLS



Porch  
6' 6" x 7' 10" (1.98m x 2.4m)

Hallway  
11' 8" x 6' 0" (3.55m x 1.82m)

Lounge  
24' 7" x 10' 6" (7.49m x 3.19m)

Kitchen  
17' 5" x 7' 10" (5.3m x 2.4m)

Dining Area  
9' 2" x 9' 9" (2.8m x 2.97m)

Garage  
17' 5" x 8' 4" (5.3m x 2.54m)

Bedroom One  
15' 4" x 10' 4" (4.67m x 3.16m)

Bedroom Two  
9' 9" x 10' 2" (2.96m x 3.11m)

Bedroom Three  
10' 9" x 15' 3" (3.28m x 4.65m)

Shower Room  
5' 4" x 5' 11" (1.63m x 1.81m)

## Agent's Note:

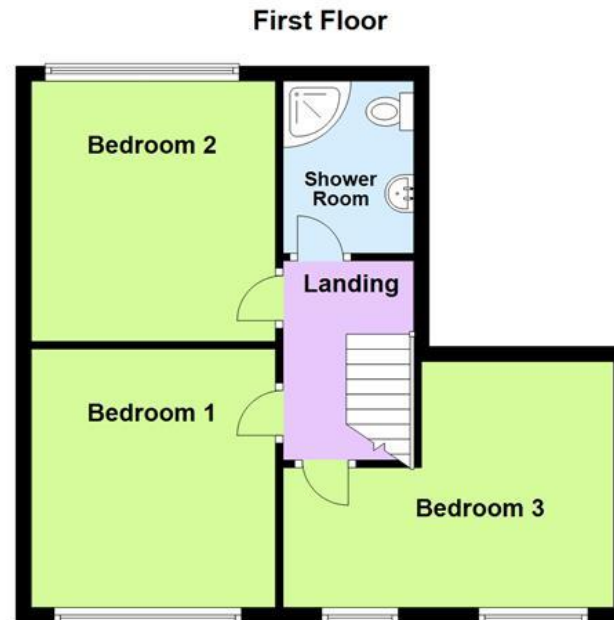
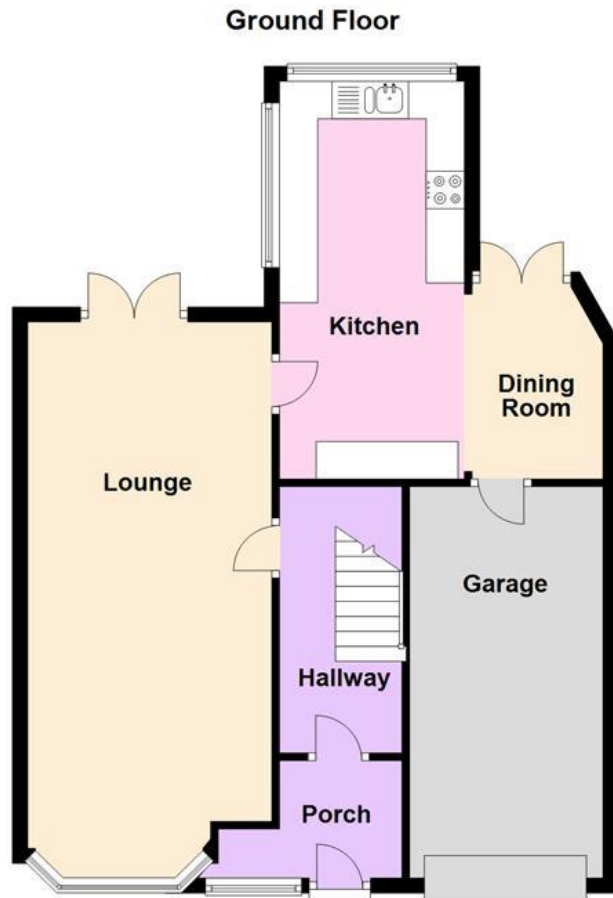
Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or 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: D  
Tenure: Leasehold approx. 900 years remaining  
Ground Rent: £9 per annum


# 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		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC 	

## Map Location

