



Stanfield Road, Great Barr  
Birmingham, B43 7LR

**Auction Guide Price £230,000**

# Great Barr

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Welcome to Stanfield Road - a well-positioned corner semi-detached home

Offering immense potential for further improvement and extension (subject to the usual planning permissions).

**Situated** on the ever-popular Pheasey Estate in Great Barr. This property enjoys a prime location with excellent access to local amenities and sought-after schools, including Meadow View Primary (within walking distance) and Barr Beacon School. Set behind a wide frontage, the home benefits from a private driveway leading to a secure front porch and an adjacent spacious garage. Internally, the ground floor comprises two generous reception rooms (front and rear), along with an extended kitchen fitted with a range of wall and base units, worktops, and space for integrated appliances. A side door provides convenient access to the garage, offering additional versatility. Upstairs, the landing leads to three well-proportioned bedrooms—two comfortable doubles and a good-sized third room—ideal for a home office or child's bedroom. The family shower room includes a modern quadrant walk-in shower and a built-in cupboard housing the boiler. Outside, the rear garden is designed for low-maintenance living, while the substantial garage offers excellent potential for conversion or development, tailored to suit a buyer's lifestyle needs. Offered chain-free, this property presents an exciting opportunity for families and buyers alike.

Arrange your viewing today and explore the potential Stanfield Road has to offer.

This Property is Being sold by Paul Carr **Modern Auction**. **Modern Auction** is a faster and more secure way to sell or purchase a property, where the seller and the buyer commit to the transaction and an agreed fixed timescale.

A legal pack (including searches) will be created upfront and made available to any interested parties and passed to the conveyancers once a sale has been agreed. Please contact Paul Carr Estate Agents to view these documents.

When an offer is accepted, the buyer will be required to pay a **non-refundable Reservation Fee of £6,875 including VAT** (in addition to the final negotiated selling price), sign a Reservation Form and agree the Terms and Conditions prior to solicitors being instructed. If you require a copy of these documents, or for further information, please contact the Paul Carr Team.



# Property Specification



## 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:

IMPRESSIVE WIDE PLOT  
THREE BEDROOM SEMI DETACHED  
NO UPWARD CHAIN  
SPACIOUS GARAGE  
PRICED TO SELL ACCORDINGLY

**Hallway**  
15' 1" x 6' 3" (4.6m x 1.9m)

**Kitchen**  
12' 2" x 8' 10" (3.7m x 2.7m)

**Garage**  
19' 8" x 15' 1" (6m x 4.6m)

**Dining Room**  
11' 2" x 11' 10" (3.4m x 3.6m)

**Front Reception Room**  
12' 2" x 11' 2" (3.7m x 3.4m)

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

**Bedroom Two**  
10' 6" x 9' 10" (3.2m x 3m)

**Bedroom Three**  
9' 2" x 7' 7" (2.8m x 2.3m)

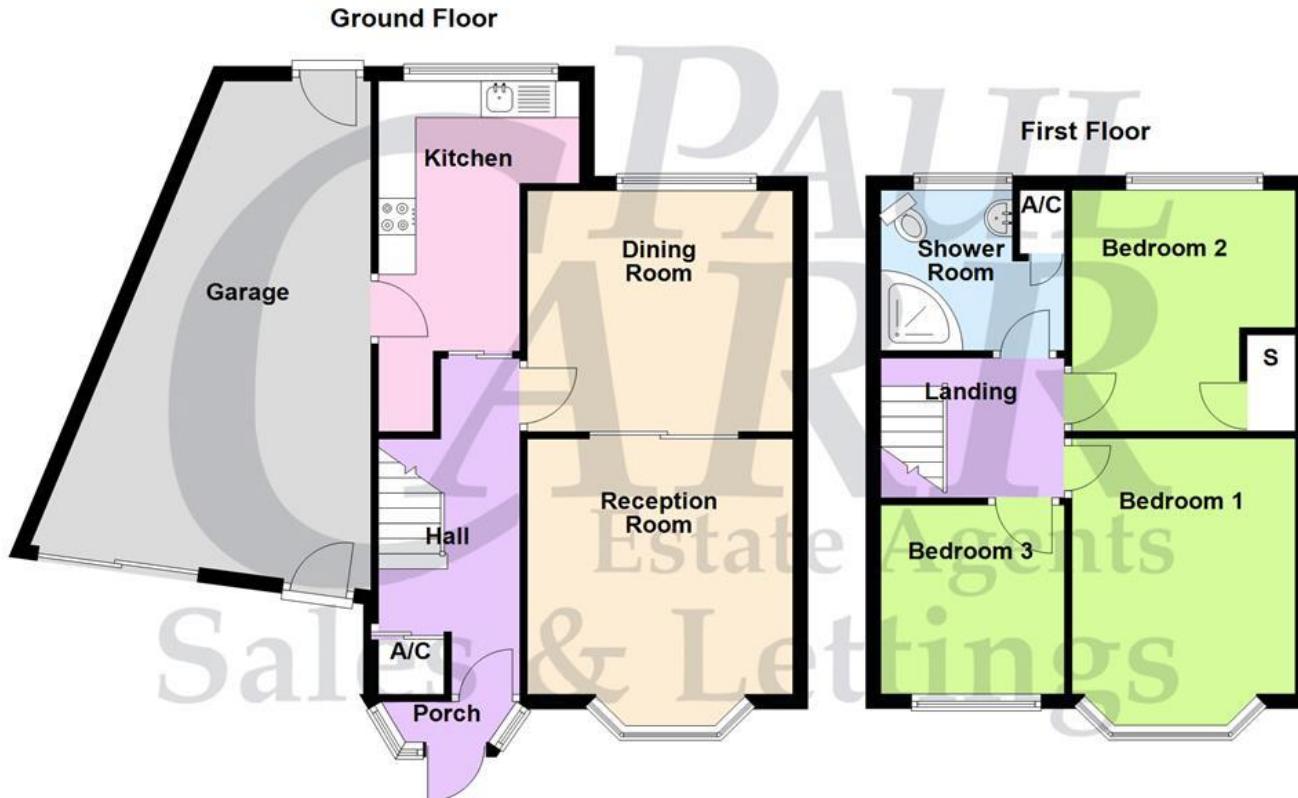
**Shower Room**  
7' 3" x 7' 7" (2.2m x 2.3m)

## Viewer's Note:

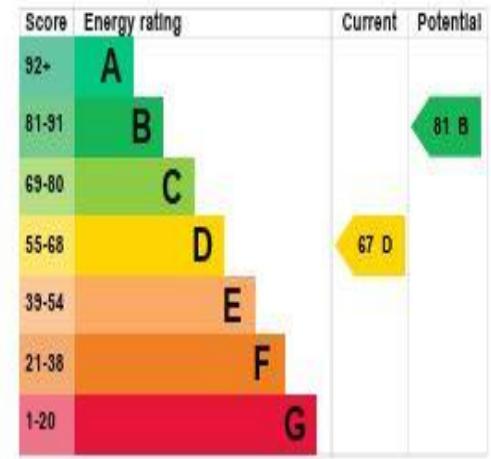
Services connected: mains electricity, gas, water and drainage  
Council tax band: C  
Tenure: Freehold

# Floor Plan

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



## Energy Efficiency Rating



## Map Location

