



Brackenfield Road, Great Barr
Birmingham, B44 9BH

£260,000

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We are delighted to bring to market this charming and extended three-bedroom family home, perfectly situated on Brackenfield Road in Great Barr - a highly sought-after location popular with both families and first-time buyers.

The property enjoys excellent access to local amenities, including Asda supermarket, reputable schools for all age groups, and superb transport links. In brief, the accommodation comprises: A private driveway leads to a secure porch, which opens into a welcoming hallway with useful under-stair storage. From here, you'll find the stylish open-plan kitchen and dining area, fitted with a modern range of wall and base units, a breakfast bar worktop, and space for integrated appliances. There's ample room for a family dining table, with French doors opening out to the conservatory, creating a light and sociable living space. The conservatory offers fantastic versatility - ideal as a second lounge, playroom, or home office - with a fully insulated roof installed just two years ago. To the front of the property is a beautifully presented living room, tastefully decorated and enhanced by a feature bay window.

Upstairs, the landing gives access to three bedrooms: two generous doubles with front and rear aspects, and a well-proportioned third bedroom with a built-in stair box store. The superb family bathroom is finished to a high standard with contemporary fittings, including a bath with shower over, W.C, square wash hand basin with storage beneath, and stylish white metro tiling to the walls.

Externally, the rear garden is a true highlight - a beautifully landscaped space with defined sections, including a paved patio, a circular lawn with mature shrubs and planting, and a secluded decking area to the rear. Here you'll find a fantastic summerhouse, fully equipped with electrics and currently enjoyed as a home pub - the perfect retreat for entertaining family and friends.

Additional features include: • Boiler installed in August 2025 • New guttering fitted four months ago • Modern kitchen installed in 2019 • Stylish bathroom installed in 2020 • Summerhouse with full electrics • Conservatory with fully insulated roof (installed two years ago)

This lovely property offers generous living space, modern comforts, and a delightful garden retreat - making it an ideal family home in a fantastic location.





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:

Property Specification

EXTENDED SEMI DETACHED FAMILY HOME
THREE BEDROOMS
MODERN KITCHEN AND BATHROOM
SPACIOUS CONSERVATORY
LOVELY REAR GARDEN AND SUMMERHOUSE

Porch

Hallway 10' 6" x 5' 3" (3.2m x 1.6m)

Lounge 15' 1" x 11' 6" (4.6m x 3.5m)

Kitchen Diner 10' 10" x 16' 9" (3.3m x 5.1m)

Conservatory 9' 6" x 14' 1" (2.9m x 4.3m)

Bedroom One 11' 2" x 10' 10" (3.4m x 3.3m)

Bedroom Two 13' 1" x 8' 6" (4m x 2.6m)

Bedroom Three 10' 6" x 7' 10" (3.2m x 2.4m)

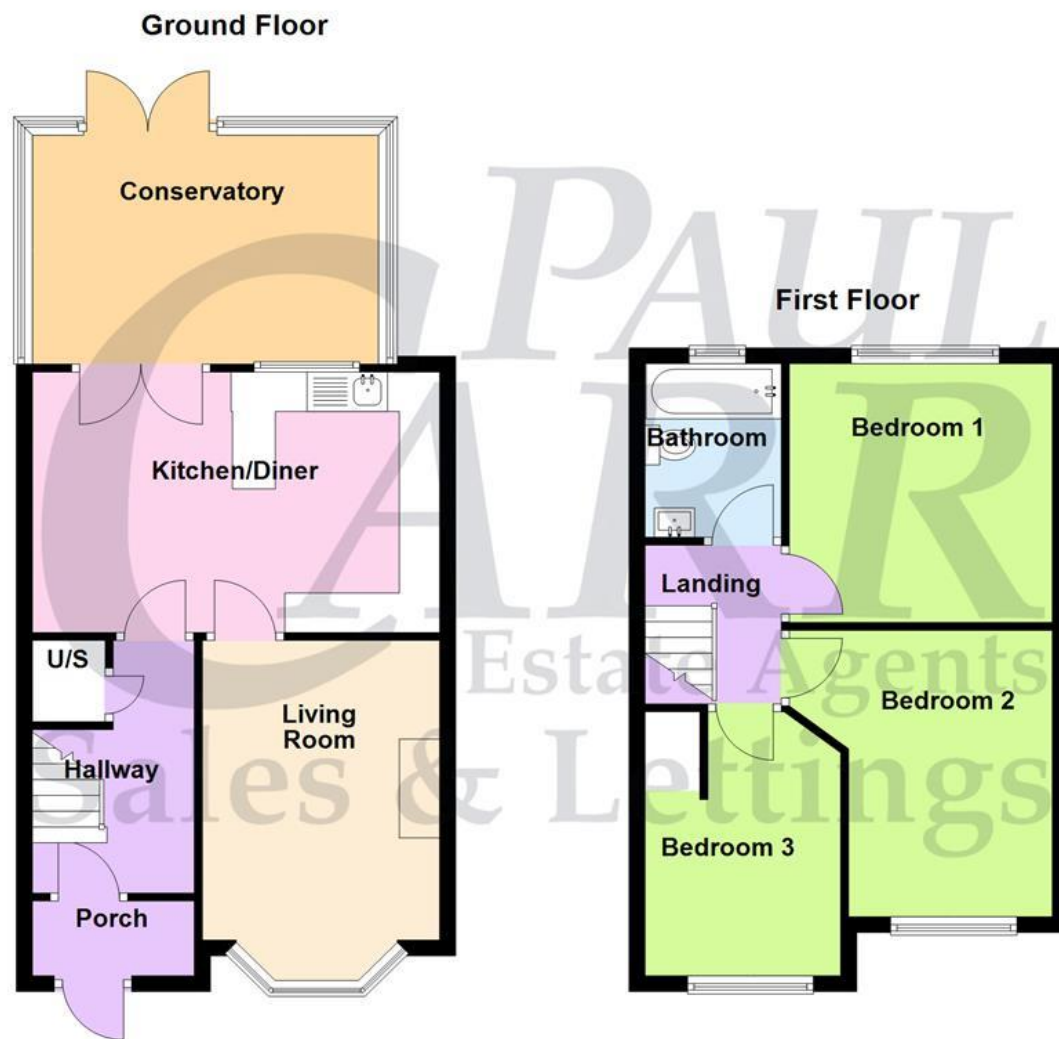
Bathroom 7' 3" x 5' 7" (2.2m x 1.7m)

Viewer's Note:

Services connected: mains electricity, gas, water and drainage
Council tax band : B
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+) A		
(81-91) B		83
(69-80) C		
(55-68) D	65	
(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

