



Wingfield Road, Great Barr  
Birmingham, B42 2QD

Offers in the Region Of £175,000



# Great Barr

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Wingfield Road is an extremely well cared for three bedroom mid terrace property situated on this popular road and residential location in Great Barr and is approached via a private blocked driveway offering parking for two vehicles.

Internally the hallway has a staircase leading up to the first floor accommodation under stairs store and door into the front reception room. This room offers an attractive bay window overlooking the front aspect and plentiful sitting space, gas fireplace and carpets throughout. Back into the hallway leading into the kitchen and dining room which consists of attractive laminate flooring, a range of wall and base units with a rolled edge breakfast bar work surfaces, incorporating a gas hob, one & half bowl sink with a side drainer and space for all white goods. To the side of the kitchen is good space for dining table and chairs with gas fire and window out towards the garden and a patio door at the side off the kitchen out into the garden.

On the first floor there are three bedrooms, two being doubles and one single bedroom with stairbox storage cupboard. The family shower room is a lovely suite comprised of a shower enclosure, low level flush W.C and a hand wash basin with inset storage.

The property benefits from double glazing, central heating and a well maintained rear garden which is mainly laid to lawn with a front patio.

This well cared for property will be ideal for first time buyers, young families and investors looking to buy in the area.







## Property Specification

THREE BEDROOMS  
MID TERRACE PROPERTY  
FRONT RECEPTION ROOM  
KITCHEN/DINER  
PRIVATE DRIVEWAY

Entrance Hall  
12' 0" x 0' 0" (3.66m x 0m)

Lounge  
14' 9" x 9' 10" (4.5m x 3m)

Kitchen/Diner  
10' 7" x 15' 9" (3.23m x 4.8m)

Landing  
7' 7" x 6' 3" (2.3m x 1.9m)

Bedroom One  
12' 10" x 11' 6" (3.9m x 3.5m)

Bedroom Two  
10' 8" x 11' 6" (3.24m x 3.5m)

Bedroom Three  
9' 6" x 6' 7" (2.9m x 2m)

Family Shower Room  
7' 1" x 5' 11" (2.16m x 1.8m)

### 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: 12th March 2021

### Viewer's Note:

Services connected: mains electricity ,gas, water and drainage

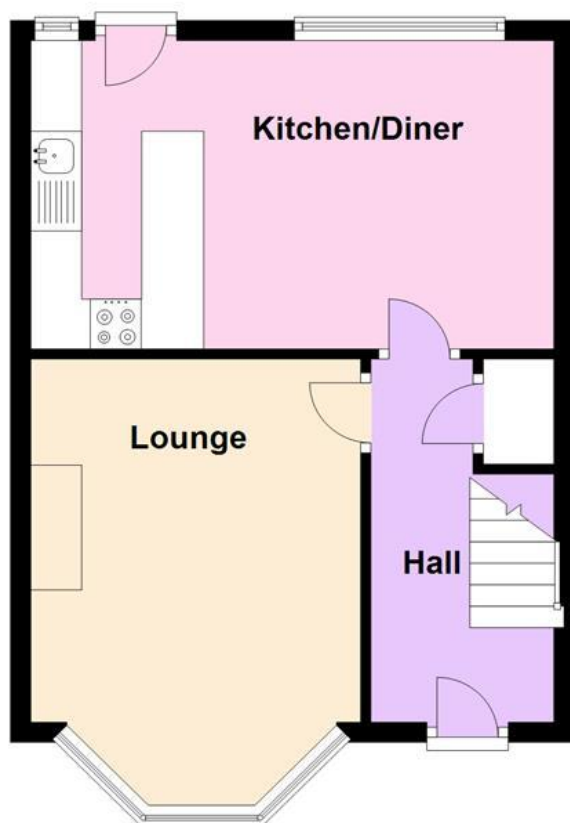
Council tax band: B

Tenure: Freehold

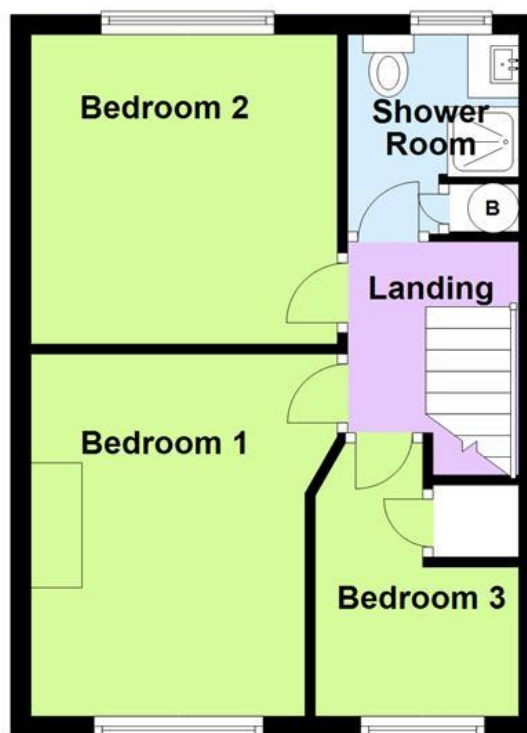
# Floor Plan

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

## Ground Floor




## First Floor



## Energy Efficiency Rating

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		88
(69-80) <b>C</b>	73	
(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		
England, Scotland & Wales	EU Directive 2002/91/EC 	

## Map Location

