



Ingestre Drive, Great Barr
Birmingham, B43 6QW

Offers in Excess of £370,000

Paul Carr Estate Agents are proud to bring to market this wonderful three bedroom link-detached home situated on a private cul-de sac Ingestre Drive. This home is close to the popular Grove Vale Primary School and Q3 Secondary School.

This wide frontage home is approached via a large block paved driveway suitable for multiple vehicles.

Entering the front door into the hallway which gives access to stairs leading to the first floor accommodation or door into the front lounge. The lounge benefits from a lovely multi-fuel burner which sets a warm and welcoming environment, accompanied by wooden flooring and neutral decor. Leading through double doors into the kitchen and diner you are presented with a modern kitchen offering plentiful wall and base units, gas oven and hob, sink unit with rear aspect window, rolled edge counter tops and a tiled splash back.

A side door in the kitchen opens into the unique double garage which offers storage and excellent potential to extend over.

The first floor benefits from three bedrooms off from the landing, two of them are good sized doubles and have built-in storage, the third bedroom is a comfortable single room. The family bathroom is fitted with a bath with shower over, hand wash basin and low-level W.C.

Externally, the home has a private rear garden which is beautifully maintained, steps leading up to the pond and a useful shed, the garden is finished with shrubs, fencing to the perimeter and a large hedge to the rear.

A beautiful family home suiting families looking to move in with the space afforded currently and also offering good longevity with further extensions subject to planning approval.

Tenure: We can confirm the property is Freehold.

Council Tax Band: We can confirm the Council Tax Band is D payable to Sandwell Council.

Services Connected: mains electricity. gas, water and drainage.

Viewings: Strictly via appointment through our Great Barr Residential Sales Department on 0121 325 1133

or via Greatbarr@paulcarrestateagents.co.uk



Hallway
4' 9" x 5' 9" (1.46m x 1.76m)

Lounge
15' 7" x 11' 7" (4.76m x 3.54m)

Kitchen/Diner
9' 7" x 16' 11" (2.91m x 5.15m)

Garage
28' 7" x 21' 2" (8.72m x 6.46m)

Bedroom One
14' 5" x 10' 0" (4.4m x 3.06m)

Bedroom Two
9' 1" x 10' 1" (2.78m x 3.08m)

Bedroom Three
11' 1" x 5' 10" (3.39m x 1.78m)

Bathroom
6' 0" x 6' 1" (1.83m x 1.86m)





Floor Plan

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

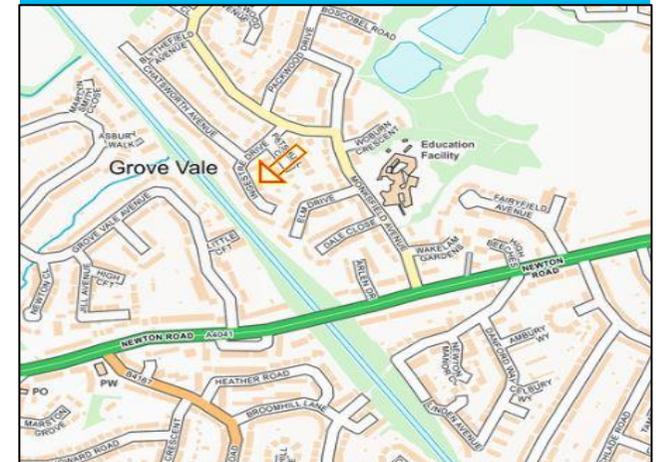


Energy Performance Rating

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		80
(69-80) C		
(55-68) D	55	
(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







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: