



Dunbar Grove, Great Barr
Birmingham, B43 7PT

Offers Over £290,000

Great Barr

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* FREEHOLD UPON COMPLETION *

We are excited to bring to the market this immaculately presented three bedroom semi detached home located on the quiet cul-de-sac Dunbar Grove.

Situated on the popular Park Farm Estate, you are within close distance to local shops, amenities, and the outstanding Barr Beacon Secondary school.

This family home is approached via a driveway suitable for multiple vehicles and entered through a secure porch. The living room offers a lovely modern reception space with impressive central electric fireplace and overhead entertainment centre with double doors heading out to the patio. A contemporary kitchen is finished to a high specification and offers a range of integrated appliances, wall and base units, stainless steel sink and a wooden work surface. An open plan breakfast and dining area completes the kitchen area and features an attractive bay window out towards the front of the home.

The firstfloor accommodation consists of three bedrooms, two of which are good sized doubles, and a smaller but still generously sized third bedroom. The large family bathroom offers a separate shower cubicle, bathtub, hand wash unit with storage under and a W.C.

Externally, the rear garden is a beautiful low maintenance space with a patio, eye catching bar area at the back of the garden and fencing to the perimeter.

Viewing this home is essential to fully appreciate all that it has to offer.





Property Specification

STUNNING SEMI DETACHED HOME
THREE BEDROOMS
QUIET CUL- DE- SAC
POPULAR PARK ESTATE
DRIVEWAY

Porch 2' 7" x 10' 6" (0.8m x 3.2m)

Entrance Hall 6' 11" x 10' 6" (2.1m x 3.2m)

Lounge 16' 9" x 11' 10" (5.1m x 3.6m)

Kitchen 10' 10" x 6' 7" (3.3m x 2m)

Dining Area 16' 1" x 6' 7" (4.9m x 2m)

Bedroom One 12' 2" x 9' 2" (3.7m x 2.8m)

Bedroom Two 9' 10" x 12' 2" (3m x 3.7m)

Bedroom Three 9' 6" x 6' 11" (2.9m x 2.1m)

Bathroom 9' 6" x 6' 7" (2.9m x 2m)

Agent's Note:

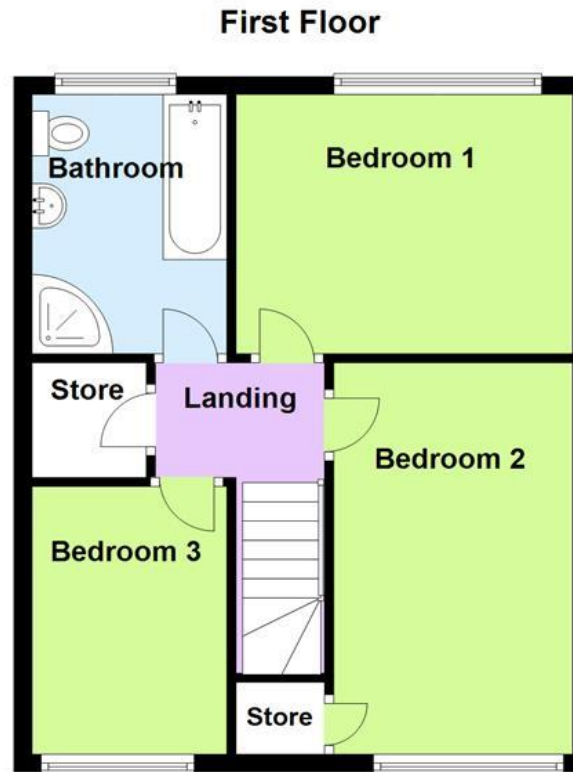
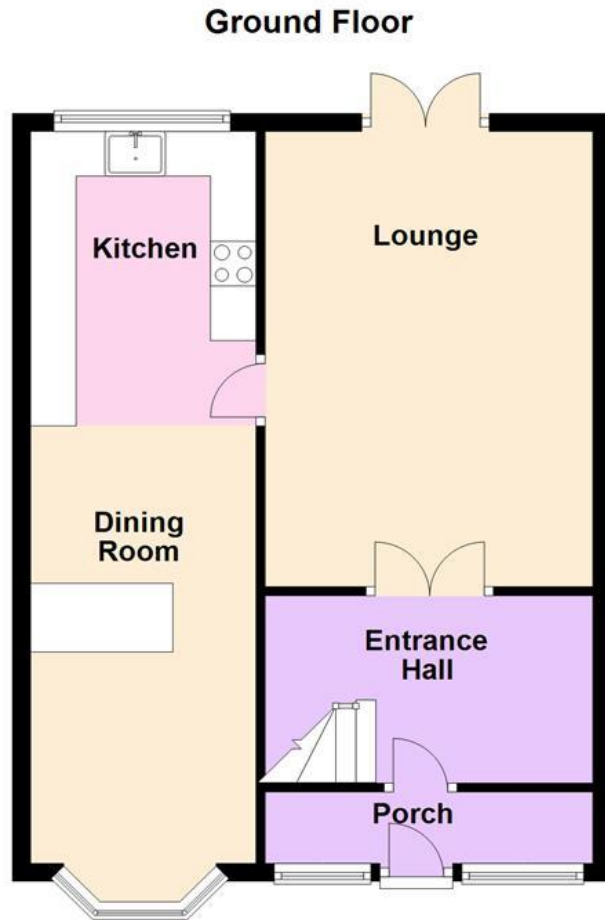
Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or 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: 6th December 2023

Viewer's Note:

Services connected: mains electricity, gas, water and drainage
Council tax band: C
Tenure: **FREEHOLD ON COMPLETION**

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) A		
(81-91) B		87
(69-80) C	73	
(55-68) D		
(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

