



Peak House Road, Great Barr
Birmingham, B43 7RY

Offers Over £350,000

Great Barr

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Paul Carr Estate Agents welcome to market this amazing, detached family home located on Peak House Road. Situated within close distance to Q3 Academy, Great Barr Golf Club, and close links to the M6 Motorway.

This home is approached via driveway and entered through a secure porch.

The ground floor consists of a good sized front lounge with a bay window, wooden flooring, and a neutral white décor. The rear dining room has another large bay window and is completed with a log burner. The extended kitchen offers plentiful wall and base units with a rolled edge countertop, a tile splash back, sink unit with side drainer, gas hob and oven. Completing the downstairs accommodation is a full length garage suitable for storage or parking.

Heading upstairs to the first floor you are presented with three bedrooms, two of which are good sized doubles and a smaller third bedroom. The family bathroom is a modern suite with a bath and shower over, hand wash unit and W.C.

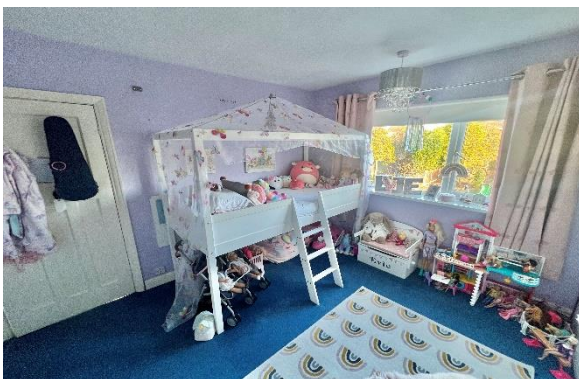
Externally, the home comes with a beautifully presented garden with a patio, lawned areas, fishpond and fencing to the perimeter.

An internal viewing is recommended on this high quality home.

Further note - A current planning application has been submitted as follows -

Proposed single storey side extension, single and two storey front and rear extensions with extension to porch, and loft conversion with a dormer to rear and roof light to front.





Property Specification

DETACHED FAMILY HOME
THREE BEDROOMS
EXTENDED KITCHEN
LARGE GARDEN
DRIVEWAY

Porch 2' 4" x 6' 3" (0.7m x 1.9m)

Hallway 13' 1" x 6' 3" (4m x 1.9m)

Lounge 11' 10" x 11' 10" (3.6m x 3.6m)

Dining Room 13' 9" x 11' 10" (4.2m x 3.6m)

Kitchen 14' 5" x 8' 2" (4.4m x 2.5m)

Garage 26' 3" x 7' 7" (8m x 2.3m)

Bedroom One 13' 5" x 12' 2" (4.1m x 3.7m)

Bedroom Two 10' 10" x 10' 2" (3.3m x 3.1m)

Bedroom Three 6' 11" x 7' 7" (2.1m x 2.3m)

Bathroom 7' 10" x 6' 3" (2.4m x 1.9m)

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:

Viewer's Note:

Services connected: mains electricity, gas, water and drainage

Council tax band: D

Tenure: Freehold

Floor Plan

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



Energy Efficiency Rating

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

