



Blakeland Road, Great Barr
Birmingham, B44 8AT

Offers Over £250,000

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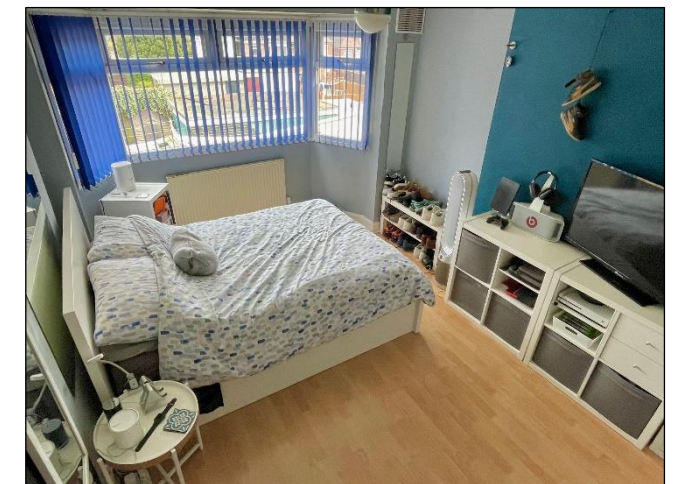
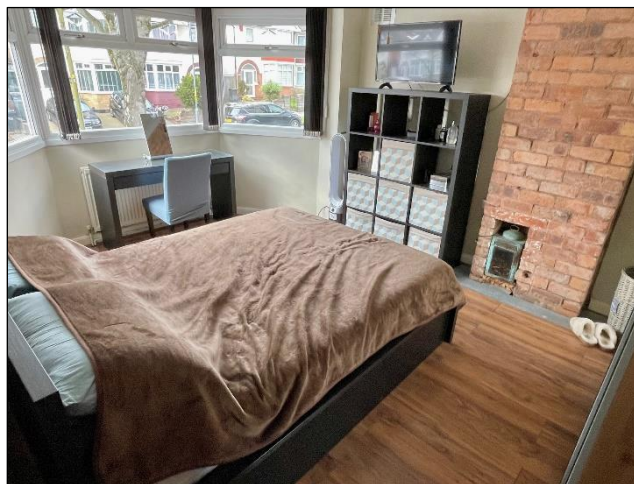
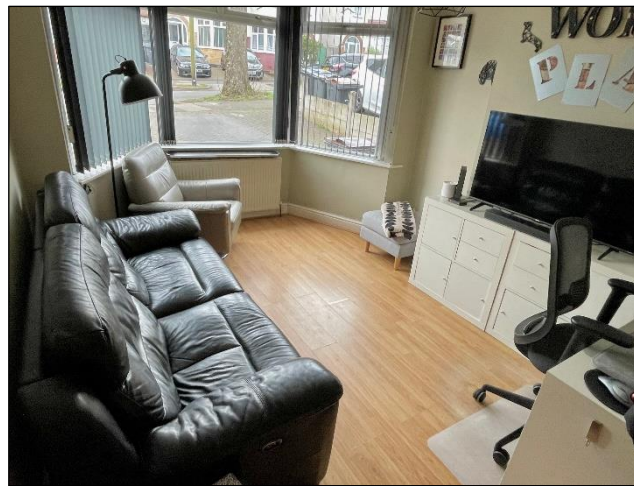


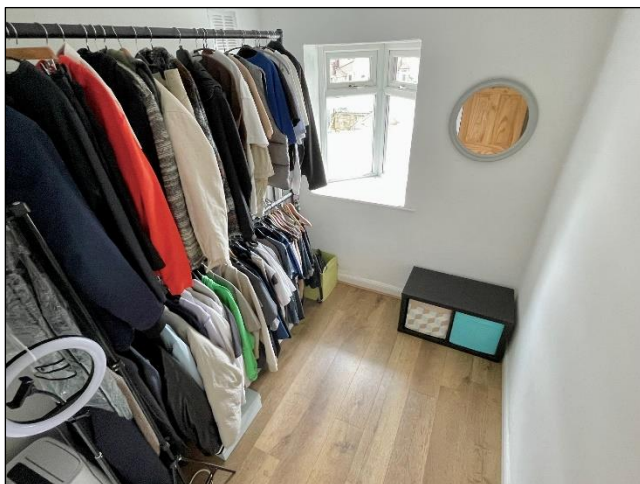
A beautifully presented and substantially improved, three bedroom traditional semi detached in this most sought after style, close to Greenholm Primary School.

Set behind a block paved driveway, this impressive property is accessed via an entrance hall with staircase off and a door leads to the lounge which is effectively detached from the neighbours and has a bay window to the front whilst the attractive rear reception room has a feature fireplace and a bay window and door to the delightful conservatory with windows and double doors out to the garden and offers a variety of uses. The kitchen has been well planned and has a range of handleless units with spaces for a cooker and dishwasher, window to the rear and a door to the useful side utility with a door to the front and rear.

The well decorated accommodation continues upstairs with three bedrooms, the master is a good size double with a bay window to the front, feature exposed brick chimney breast and is also separate from the neighbours. The second bedroom is a double with a bay window to the rear whilst the third bedroom is a good size and has an oriel window to the rear. The bathroom has a shower over the bath, wall tiling with half height border and a window to the side.

Outside the rear garden has a spacious block paved patio area suitable for garden furniture with steps down to the lawned garden and a block paved path, there is a rear right of way and viewing is essential of this double glazed and centrally heated home.





Property Specification

BEAUTIFULLY PRESENTED
SUBSTANTIALLY IMPROVED
THREE BEDROOMS
TRADITIONAL SEMI DETACHED
DELIGHTFUL CONSERVATORY

Reception Hall
3.12m (10'3") x 1.79m (5'11")

Lounge
4.39m (14'5") into bay x 3.35m (11')

Dining Room
4.03m (13'3") into bay x 3.30m (10'10")

Kitchen
4.60m (15'1") x 2.04m (6'8") max

Conservatory
4.47m (14'8") x 2.92m (9'7")

Bedroom 1
4.47m (14'8") into bay x 3.35m (11')

Bedroom 2
4.18m (13'9") into bay x 3.05m (10')

Bedroom 3
2.47m (8'1") x 2.13m (7')

Bathroom
2.03m (6'8") max x 1.70m (5'7")

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: 19th March 2024

Viewer's Note:

Services connected: Gas Electric Water Drainage

Council tax band: C

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		
(92-100) A		
(81-91) B		87
(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

