



Glenmead Road, Great Barr  
Birmingham, B44 8UG

Offers Over £210,000

# Great Barr

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Offered with no upward chain, this three bedroom extended semi detached family home, offers excellent scope to improve and enjoys a lovely open aspect to the front over Glenmead playing field which we understand has just be awarded Village Green status.

Set behind a front garden a path leads to the porch with a single glazed door and windows to the reception with stairs off. The lounge / dining room is a good size and has a bay window to the front, feature fire surround and patio doors open into the dining kitchen extension which has some fitted units, spaces for a cooker, washing machine, fridge and freezer, wall mounted central heating boiler, understairs storage cupboard with a single glazed window to the side, there are two windows to the rear and a door to the side. On the first floor there are three bedrooms, the master is a double with a bay window to the front, the second bedroom is also a double with a window to the rear whilst the third bedroom is a single with a window to the front. The bathroom has a walk in bath with shower over, part wall tiling, window to the rear and a cupboard housing the hot water cylinder.

Outside the rear garden is mainly lawned with flowers borders and a path to the rear garage (in need of attention) which is accessed via the overgrown rear right of way and this double glazed and centrally heated home must be viewed.





### 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: 19<sup>th</sup> February 2025

### Property Specification

NO UPWARD CHAIN  
THREE BEDROOMS  
SEMI DETACHED  
KITCHEN EXTENSION  
GOOD SIZE LOUNGE DINING ROOM

**Reception Hall**  
2.83m (9'3") x 1.65m (5'5")

**Lounge/ Dining Room**  
8.05m (26'5") into bay x 3.33m (10'11") max

**Extended Family Kitchen / Dining Room**  
6.59m (21'7") max x 4.92m (16'2") max

**Bedroom 1**  
4.46m (14'8") into bay x 3.01m (9'10") max

**Bedroom 2**  
3.72m (12'2") x 3.32m (10'11") max

**Bedroom 3**  
2.46m (8'1") x 2.05m (6'9")

**Bathroom**  
2.64m (8'8") x 1.74m (5'8")

### Viewer's Note:

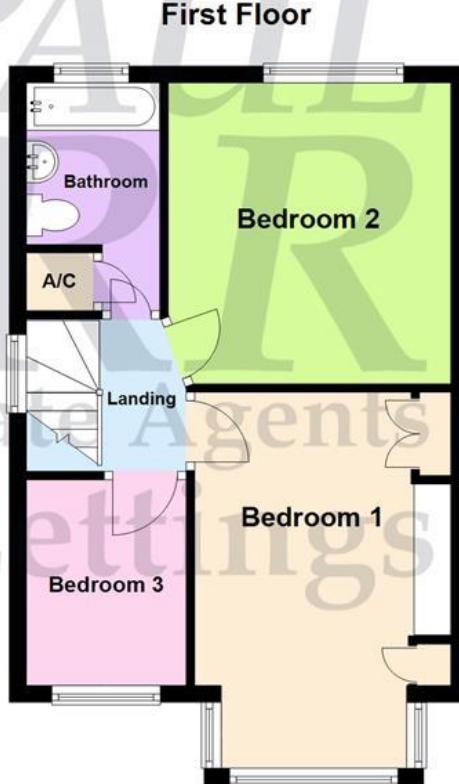
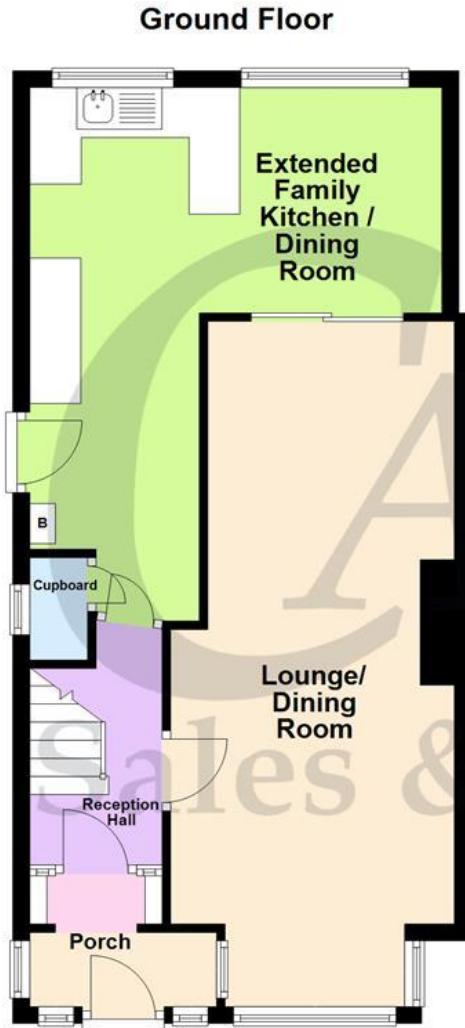
Services connected: Gas Electric Water Drainage

Council tax band: B

Tenure: Freehold

# Floor Plan

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



## Energy Efficiency Rating



## Map Location

