



Sandwood Drive, Great Barr  
Birmingham, B44 8SD

**Offers Over £230,000**



# Great Barr

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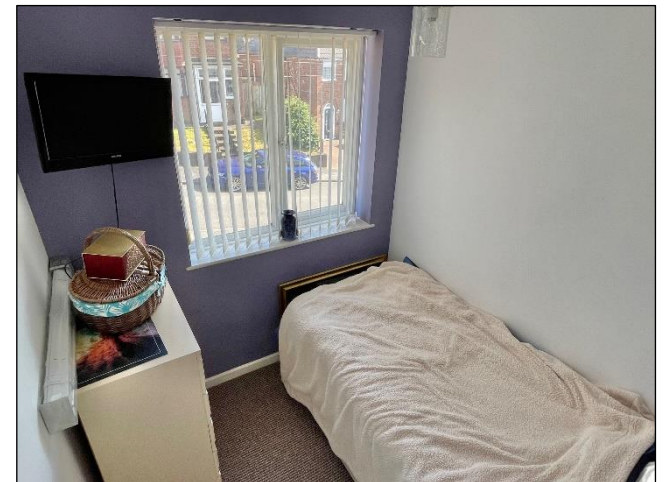
Offered with no upward chain this well presented three bedroom semi detached enjoys panoramic views to the rear, has been modernised throughout and is set in this popular cul de sac behind a block paved frontage (kerb not dropped).

Accessed via a porch a door leads to the reception hall with stairs off and doors to the ground floor accommodation. The lounge is a good size and has a stunning log burner and feature black surround, bay window to the front and double sliding doors lead to the dining room with a window to the rear. The newly fitted kitchen has a quality feel with a built in oven and hob, integrated washing machine, understairs cupboard suitable for a fridge freezer, there is a door to the side as well as into the dining room and a window to the rear.

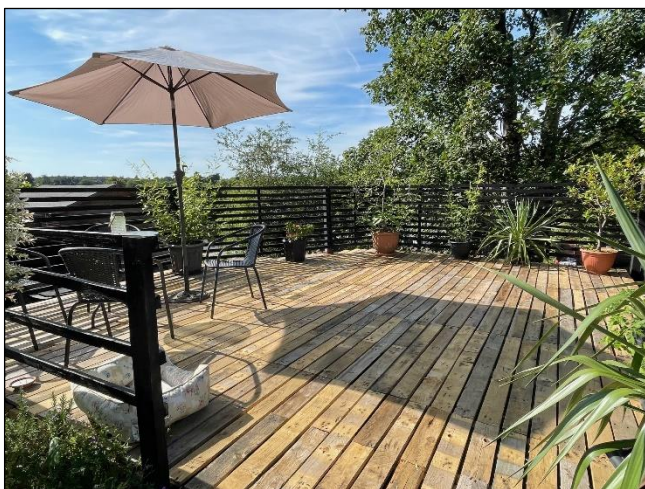
On the first floor there are three bedrooms, the master is a double with a bay window to the front, the second bedroom is also a double with a window to the rear whilst the third bedroom is a single with a window to the front. The modern well appointed shower room has a large walk in shower, wall tiling, cupboard off housing the central heating boiler (which was installed in January 2024) and a window to the rear.

Outside there is a patio area leading to a fantastic raised decking platform perfect for those summer BBQ's and with superb views over the area and there are two storage rooms under the decking which offer a variety of uses and these are accessed via steps at the side which also lead to the rear right or way.

Viewing is a must of this double glazed and centrally heated home.







## Property Specification

NO UPWARD CHAIN  
THREE BEDROOMS  
SEMI DETACHED  
NEWLY FITTED KITCHEN  
MODERNISED THROUGH OUT

**Reception Hall**  
3.77m (12'5") x 1.72m (5'8")

**Lounge**  
4.79m (15'9") into bay x 3.27m (10'9")

**Dining Room**  
2.86m (9'5") x 2.72m (8'11")

**Kitchen**  
2.86m (9'5") x 2.27m (7'5")

**Bedroom 1**  
4.42m (14'6") into bay x 3.04m (10')

**Bedroom 2**  
3.61m (11'10") x 3.31m (10'10")

**Bedroom 3**  
2.13m (7') x 1.99m (6'6")

**Shower Room**  
2.23m (7'4") x 1.65m (5'5")

### 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: 11<sup>th</sup> July 2025

### Viewer's Note:

Services connected: Gas Electric Water Drainage

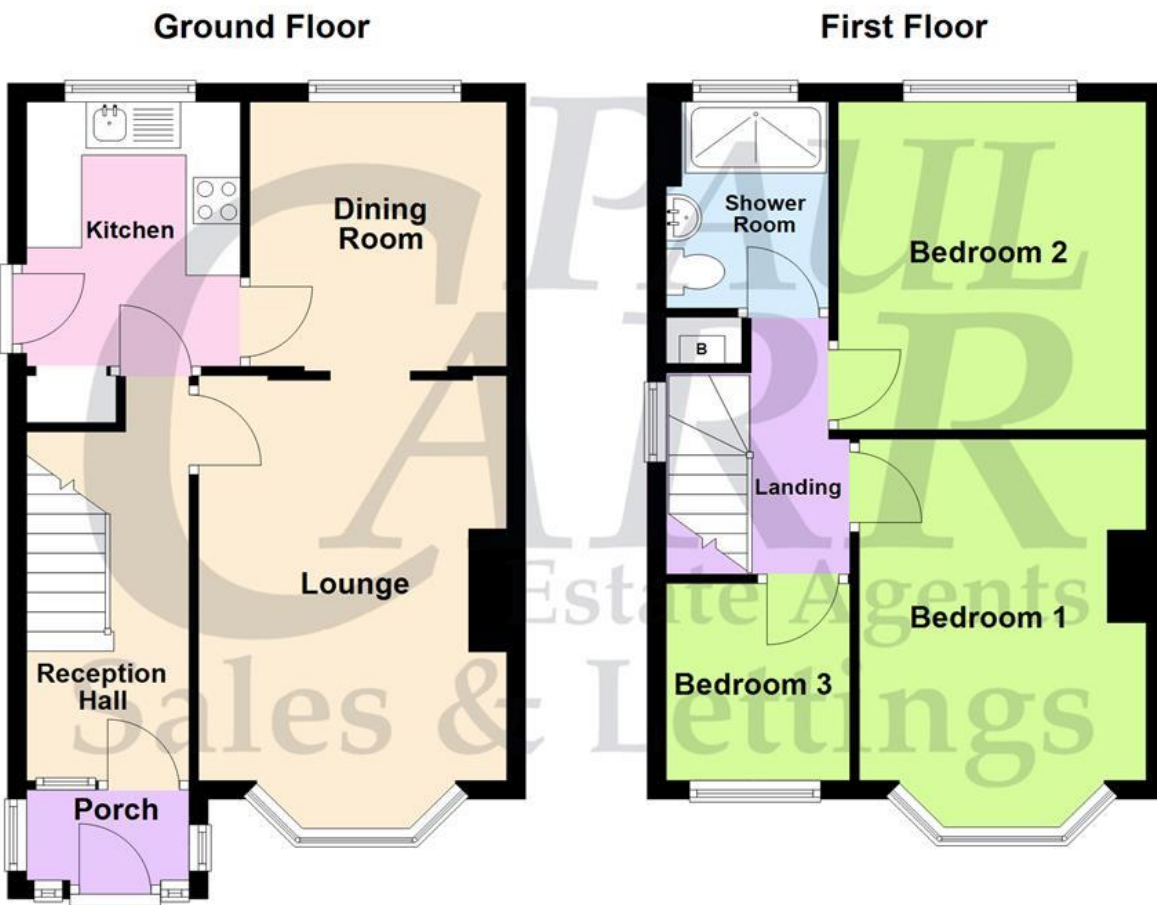
Council tax band: C

Tenure: Freehold

## Floor Plan

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

## Energy Efficiency Rating



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 82 B      |
| 69-80 | C             |         |           |
| 55-68 | D             | 65 D    |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

### Map Location

