



Glenmead Road, Great Barr  
Birmingham, B44 8UE

Offers Over £230,000

# Great Barr

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A superb, immaculately presented three bedroom semi detached family home located on this highly popular road, close to Glenmead Primary School.

Perfect for First Time buyers, this special property is set behind a block paved driveway with a porch leading to the entrance hall with stairs off. The lounge has a bay window to the front and a recess in the chimney breast whilst double doors lead to the lovely open plan dining kitchen with double doors out to the garden. There is a range of fitted units with ample space for a table and chairs, there are spaces for a range cooker and a washing machine as well as a fridge freezer and a window overlooks the rear garden. On the first floor there are three bedrooms, the master is a double with a 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 white suite with a shower over the P shaped bath, attractive wall tiling with half height border, window to the rear and a cupboard housing the central heating boiler.

Outside the rear garden is an absolute delight with a timber pergola over the patio providing space for garden furniture, there is a gated side entrance whilst a gravelled area with stepping stone steps, lawned section and a further raised area with access to the rear right of way. Viewing of this double glazed and centrally heated home is essential.



# Property Specification



THREE BEDROOMS  
SEMI DETACHED  
IMMACULATED PRESENTED  
HIGHLY POPULAR LOCATION  
CLOSE TO GLENMEAD PRIMARY SCHOOL

**Lounge**  
4.81m (15'9") into bay x 4.11m (13'6") max

**Open Plan Dining Kitchen**  
5.17m (17') x 3.48m (11'5")

**Bedroom 1**  
3.70m (12'2") x 3.06m (10')

**Bedroom 2**  
3.96m (13') x 3.20m (10'6")

**Bedroom 3**  
2.63m (8'7") max x 1.91m (6'3")

**Bathroom**  
2.91m (9'6") max x 1.87m (6'2")

## 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: 31st March 2025

## 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

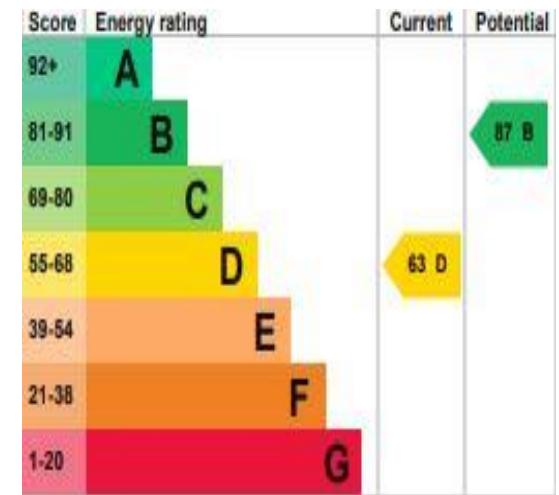
## Ground Floor



## First Floor



## Energy Efficiency Rating



## Map Location

