



Sandwood Drive, Great Barr
Birmingham, B44 8SD

Offers Over £230,000

Great Barr

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Welcoming to the market this well presented three-bedroom semi detached home located on the popular Sandwood Drive.

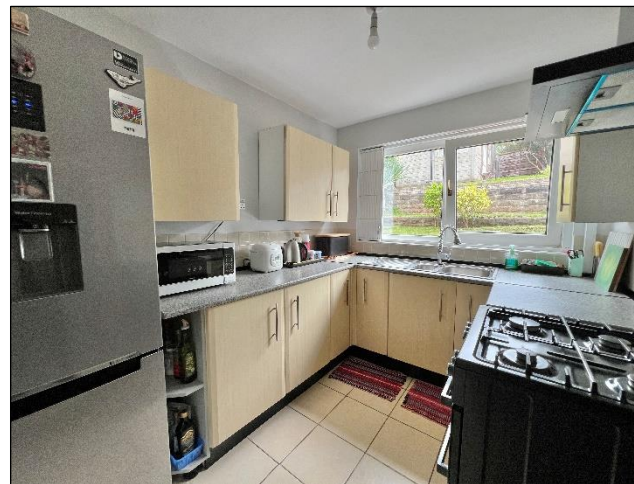
Situated close to good local schools, shops, and amenities and it is perfect for first time buyers and investors. Approached via a block paved driveway suitable for multiple vehicles and entered through a secure porch.

Upon entry you are welcomed by a hallway giving you access to a dual aspect lounge/dining room with a bow window and central heating. The kitchen offers an array of wall and base units, plenty of counter-top space, a sink unit with side drainer and space for suitable fitted appliances. Completing the ground floor is a useful WC and covered side passage.

Heading upstairs you are presented with three bedrooms, two of which are good-sized doubles and then a smaller third bedroom. The family bathroom consists of a bathtub with shower over, hand wash unit and WC.

Externally, the home has low maintenance rear garden with a paved patio, lawned area and a useful garage to the rear.

Viewing this property is highly recommended.





Property Specification

THREE BEDROOMS
SEMI DETACHED
NO ONWARD CHAIN
POPULAR CUL DE SAC
REAR GARAGE

Lounge/Dining Room
8.14m (26'8") max x 3.20m (10'6") max

Kitchen
2.90m (9'6") x 2.20m (7'3")

Bedroom 1
4.50m (14'9") max into bay x 3.00m (9'10")

Bedroom 2
3.50m (11'6") x 3.30m (10'10")

Bedroom 3
2.10m (6'11") x 2.00m (6'7")

Bathroom
1.78m (5'10") x 1.70m (5'7")

Garage
5.00m (16'5") x 3.00m (9'10")

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: 12th June 2025

Viewer's Note:

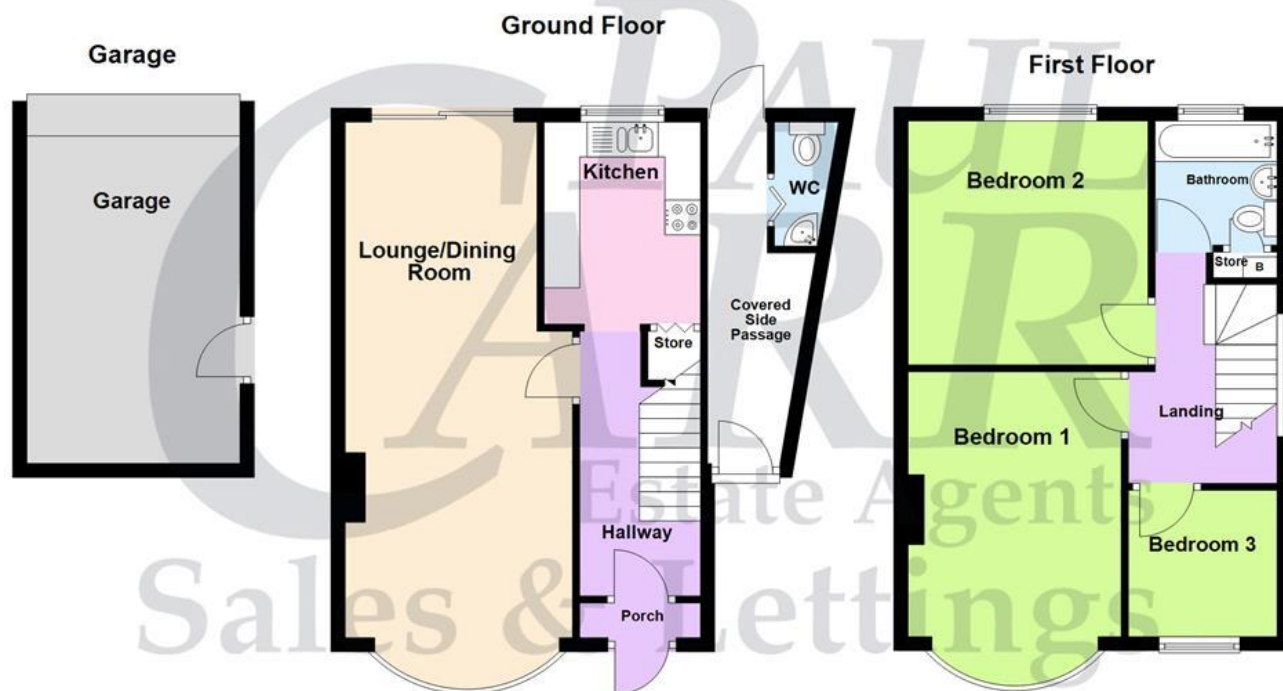
Services connected: Gas Electric Water Drainage

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		88 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Map Location

