



Felstone Road, Great Barr  
Birmingham, B44 9AB

**Offers Over £115,000**



# Great Barr

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Offered with no onward chain, the well presented one bedroom ground floor maisonette is perfect for first time buyers, downsizers and investors.

Approached via a paved pathway alongside a front garden and entered through the front. Upon entry you are welcomed by a hallway giving you access to a good-sized bedroom benefitting from built in storage space.

The lounge is a well-presented space with a front aspect. The kitchen offers an array of wall and base units, plenty of countertop space, sink unit with side drainer and space for suitable fitted appliances. The shower room consists of a walk-in shower cubicle, hand wash unit and WC.

Externally, the home has a private rear garden with a paved patio, lawned area and fencing to the perimeter.





### 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: 14th June 2025

**Identity Verification Fee** - We are required by law to conduct anti-money laundering checks on all those buying a property as part of our due diligence. As agents acting on behalf of the seller, we are required to verify the identity of all purchasers once an offer has been accepted, subject to contract. The initial checks are carried out on our behalf by Lifetime Legal. A non-refundable administration fee of £40 + VAT (£48 including VAT) applies which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us issuing a memorandum of sale, directly to Lifetime Legal, and is non-refundable.

## Property Specification

ONE BEDROOM GROUND FLOOR  
NO ONWARD CHAIN  
FRONT & REAR GARDENS  
SHOWER ROOM  
KITCHEN WITH FITTED UNITS

**Reception Hall**  
4.10m (13'5") x 2.00m (6'7")

**Bedroom 1**  
2.88m (9'5") x 2.00m (6'7")

**Lounge**  
3.95m (12'11") x 3.48m (11'5")

**Kitchen**  
3.00m (9'10") x 2.26m (7'5")

**Bathroom**  
2.17m (7'1") x 1.70m (5'7")

### Viewer's Note:

Services connected: Gas Electric Water Drainage

Council tax band: A

Tenure: 125 years from 20th May 2002  
Approximately 102 Years Remaining

Service Charge: £212.94 Per Year Including Building Insurance

Ground rent £20 Per Year



## Floor Plan

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

## Ground Floor



## Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

### Map Location

