



Old Oscott Hill, Great Barr  
Birmingham, B44 9SR

**£227,500**



# Great Barr

£227,500



A much improved and well presented three bedroom traditional semi detached, located on this popular road close to Cardinal Wiseman Catholic School and enjoying a lovely open aspect to the rear.

Set behind a driveway with a shared dropped kerb, the property is accessed via a reception hall with stairs off having a storage area underneath with electric point and a useful storage cupboard off with a window to the front. The lounge has a half bay window to the front whilst the lovely dining kitchen is a great size and is perfect for modern family life. There is a comprehensive range of fitted units with a built in oven and hob, space for a washing machine, ample room for a table and chairs, window to the rear and a door with windows either leads to the sun room offering a variety of uses with windows and a door to the garden. The impressive accommodation continues upstairs with three bedrooms, the master is a double with a half 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 bathroom has a white suite with a shower over the bath, wall tiling, cupboard housing the central heating boiler and a window to the rear.

Outside the rear garden has an extensive paved patio area suitable for garden furniture leading to the lawn, there is privet hedge screening, an overgrown rear right of way, gate to the shared side access and this double glazed and centrally heated home must be viewed.

This Property is available for completion from May 2026 onwards.







## Property Specification

THREE BEDROOMS  
SEMI DETACHED  
WELL PRESENTED  
POPULAR LOCATION  
DRIVEWAY

**Reception Hall**  
3.45m (11'4") x 2.06m (6'9")

**Lounge**  
3.65m (12') into bay x 3.01m (9'10")

**Kitchen / Dining Room**  
5.14m (16'10") x 3.71m (12'2") max

**Sun Room**  
2.75m (9') x 2.73m (9')

**Bedroom 1**  
4.00m (13'1") into bay x 3.12m (10'3")

**Bedroom 2**  
3.45m (11'4") x 3.10m (10'2")

**Bedroom 3**  
2.07m (6'10") x 1.97m (6'6")

**Bathroom**  
2.08m (6'10") x 1.95m (6'5")

### 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:

**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.

### Viewer's Note:

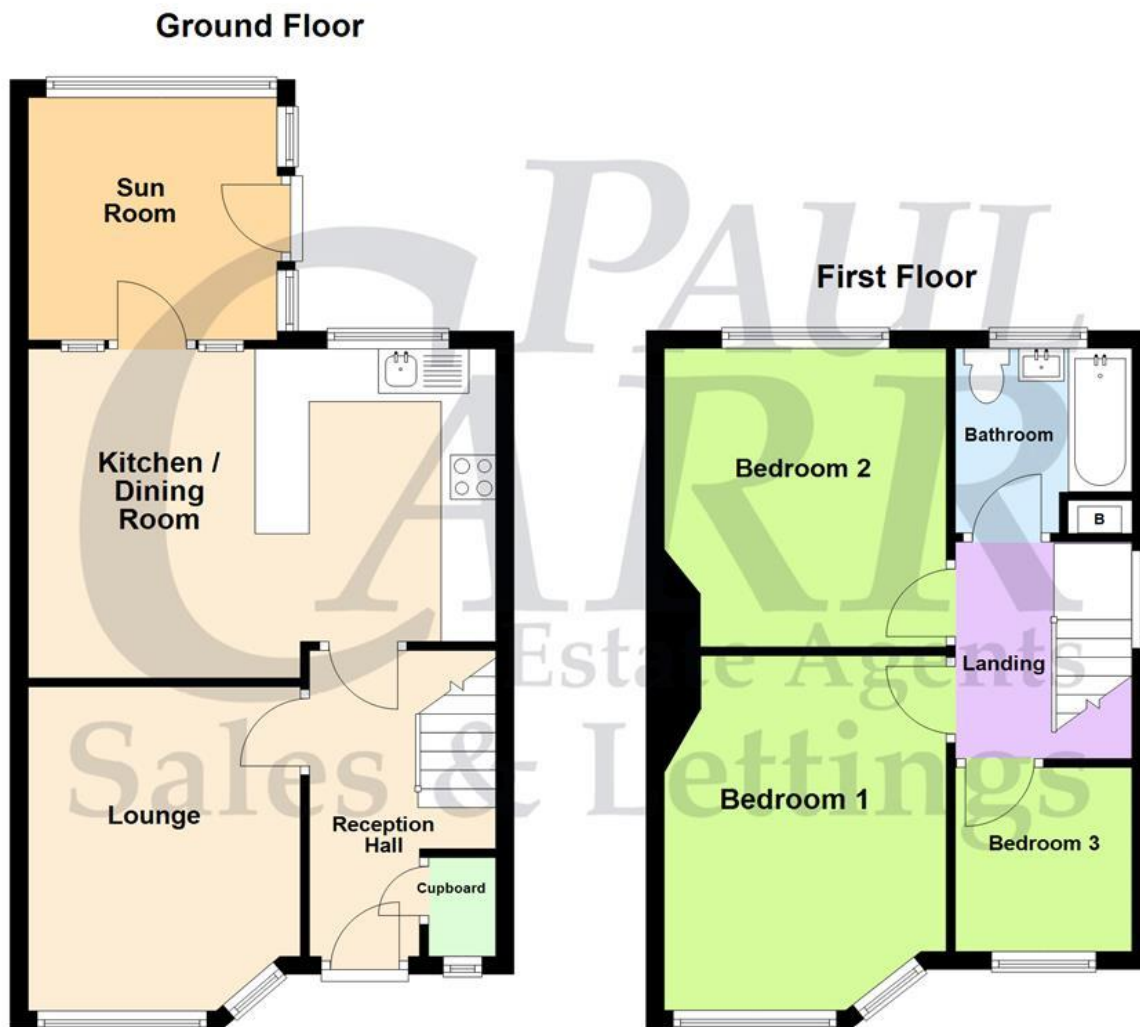
Services connected: Gas Electric Water Drainage

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

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         | 80 C      |
| 55-68 | D             | 64 D    |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

## Map Location

