



Coleraine Road, Great Barr  
Birmingham, B42 1LJ

**Offers Over £240,000**

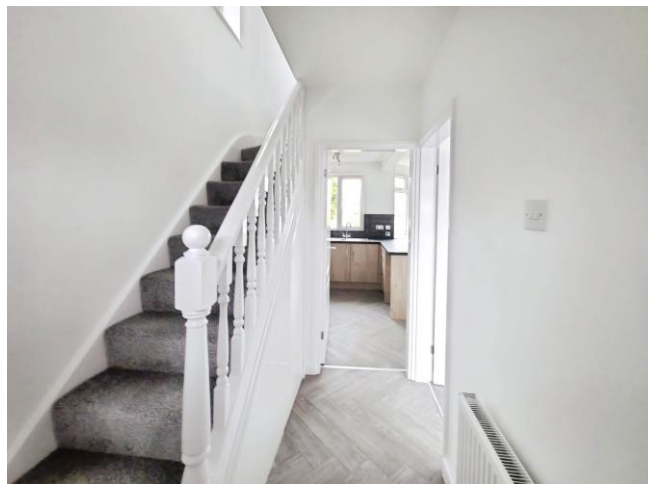


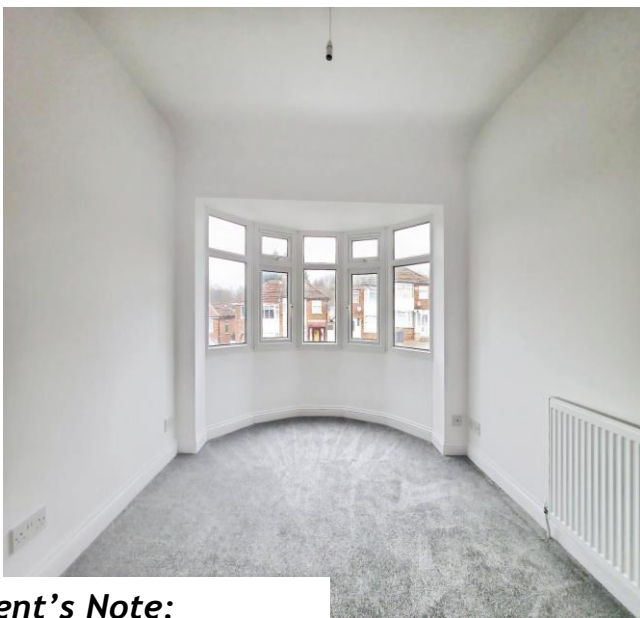
# Great Barr

Offers Over £240,000

3  1  2 

This beautifully refurbished three-bedroom semi-detached residence is presented to the market in exceptional condition, offering a sophisticated and modern living space. Situated in a popular, convenient location, the property has undergone a comprehensive renovation, making it an ideal choice for first-time buyers or families seeking a home in turnkey condition. The exterior features a private driveway providing essential off-road parking. Upon entering, a welcoming reception hall leads to a spacious lounge that benefits from abundant natural light. To the rear of the property is a stunning, brand-new open-plan kitchen and dining space. This contemporary area has been designed as the heart of the home, providing a seamless environment for both family meals and entertaining, with direct access to the outdoor space. The first floor comprises three well-proportioned bedrooms, including two comfortable doubles and a generous single. These are served by a stylish, brand-new family bathroom finished with modern tiling and fixtures. To the rear, the property enjoys an expansive garden that provides an excellent outdoor space for relaxation and family activities. Located within proximity to local schools, amenities, and transport links, this stunning home represents a superb opportunity. Early viewing is highly recommended to fully appreciate the quality of the finish. 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

Refurbished  
Modern  
Semi-detached  
Three-bedroom  
Open-plan

**Sitting Room 3.04m (10') x 2.89m (9'6")**

**Kitchen/Dining Room 4.77m (15'8") x 3.18m (10'5")**

**Storage**

**Hallway 3.04m (10') x 1.78m (5'10")**

**Bedroom 1 3.96m (13') into bay x 2.93m (9'7")**

**Bedroom 3 1.84m (6') x 1.74m (5'9")**

**Landing 2.03m (6'8") x 1.78m (5'10")**

**Bathroom 2.57m (8'5") x 1.74m (5'9")**

**Bedroom 2 3.48m (11'5") max x 2.89m (9'6")**

### 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.

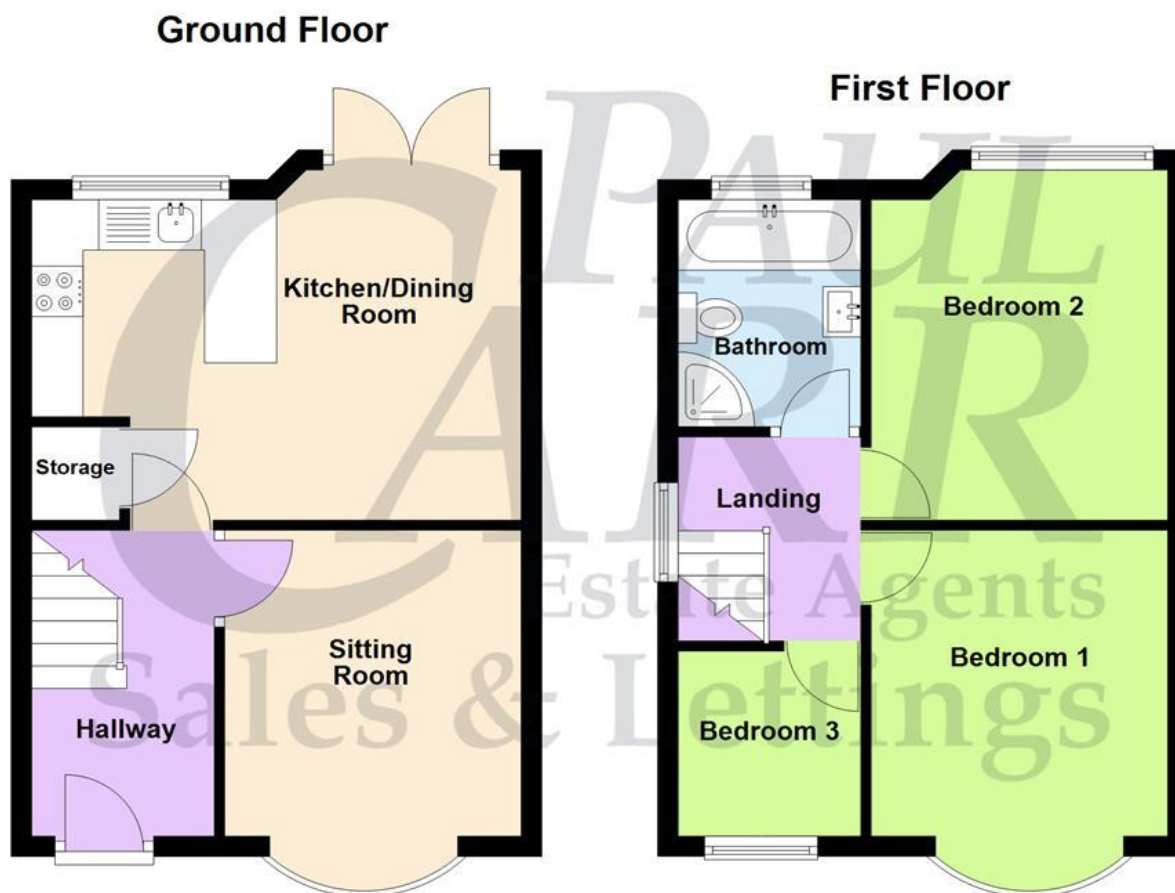
### Viewer's Note:

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		76 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

## Map Location