



Highland Road, Great Barr
Birmingham, B43 7SQ

£350,000

A SUPERBLY PRESENTED FAMILY HOME WITH A STUNNING KITCHEN, SPACIOUS LIVING ROOM & IMPRESSIVE ORANGERY!

Situated in a sought-after and peaceful area of Great Barr, this beautifully maintained family home offers generous accommodation, stylish modern improvements and exceptional versatility, making it an ideal choice for growing families and buyers seeking additional living space.

The property immediately impresses with its attractive frontage and extensive block-paved driveway, providing off-road parking for up to three vehicles. Internally, the welcoming entrance hallway benefits from useful storage beneath the stairs and leads through to a larger-than-average living room, offering an excellent amount of space to relax, entertain and spend time together as a family.

The heart of the home is undoubtedly the impressive, modern kitchen, fitted with contemporary cabinetry, contrasting quartz worktops, an inset sink with gold mixer tap, two spacious larger cupboards, a seven-ring hob and single oven with extractor. Two generous larger cupboards provide valuable storage, while the stylish finish and practical layout create a superb setting for everyday cooking and entertaining.

Flowing through from the kitchen is the particularly spacious open-plan conservatory/orangery, a fantastic additional reception area enhanced by central heating for comfortable use throughout the year. With ample room for dining, relaxing or working from home, this versatile space offers a wonderful connection between the interior and the mature rear garden.

To the first floor are three well-proportioned bedrooms, comprising two generous double bedrooms and a further single bedroom, ideal for a child, guest accommodation or a dedicated home office. A modern, fully tiled family bathroom, complete with useful storage, completes the first-floor accommodation.

Further benefits include a Worcester combi boiler installed less than three years ago, well-maintained windows, cavity wall insulation and a fully insulated loft which is partly boarded and fitted with shelving, together with a useful sink.

The garage also benefits from a new roof and provides additional storage space.

Outside, the attractive rear garden is mature, well maintained and predominantly laid to lawn, complemented by established planting and space to relax, entertain and enjoy the warmer months.

The location further enhances the appeal, with a range of local amenities, supermarkets and healthcare facilities within convenient reach. Families will appreciate the proximity to Grove Vale Primary School and Q3 Academy, while excellent road links provide access to the M6 at Junction 7, Birmingham City Centre, Sutton Coldfield, Walsall and Birmingham Airport.

Offering generous living accommodation, a stylishly updated kitchen, an impressive additional reception space and excellent off-road parking, this is a fantastic opportunity to acquire a well-cared-for home in a popular Great Barr location.

An internal viewing is highly recommended to fully appreciate the space, presentation and versatility on offer

Tenure: We can confirm the property is Freehold.

Council Tax Band: We can confirm the Council Tax Band is C payable to Sandwell Council.

Services Connected: mains electricity, gas, water and drainage.

Viewings: Strictly via appointment through our Great Barr Residential Sales Department on 0121 325 1133
or via Greatbarr@paulcarrestateagents.co.uk



Entrance Porch

Hallway

13' 9" x 5' 11" (4.2m x 1.8m)

Lo

Lounge 19' 4" x 9' 10" (5.9m x 3m)

Kitchen Diner

8' 10" x 16' 1" (2.7m x 4.9m)

Conservatory

13' 1" x 14' 9" (4m x 4.5m)

Bedroom One

13' 9" x 10' 2" (4.2m x 3.1m)

Bedroom Two

13' 9" x 10' 2" (4.2m x 3.1m)

Bedroom Three

9' 2" x 5' 11" (2.8m x 1.8m)

Family Bathroom

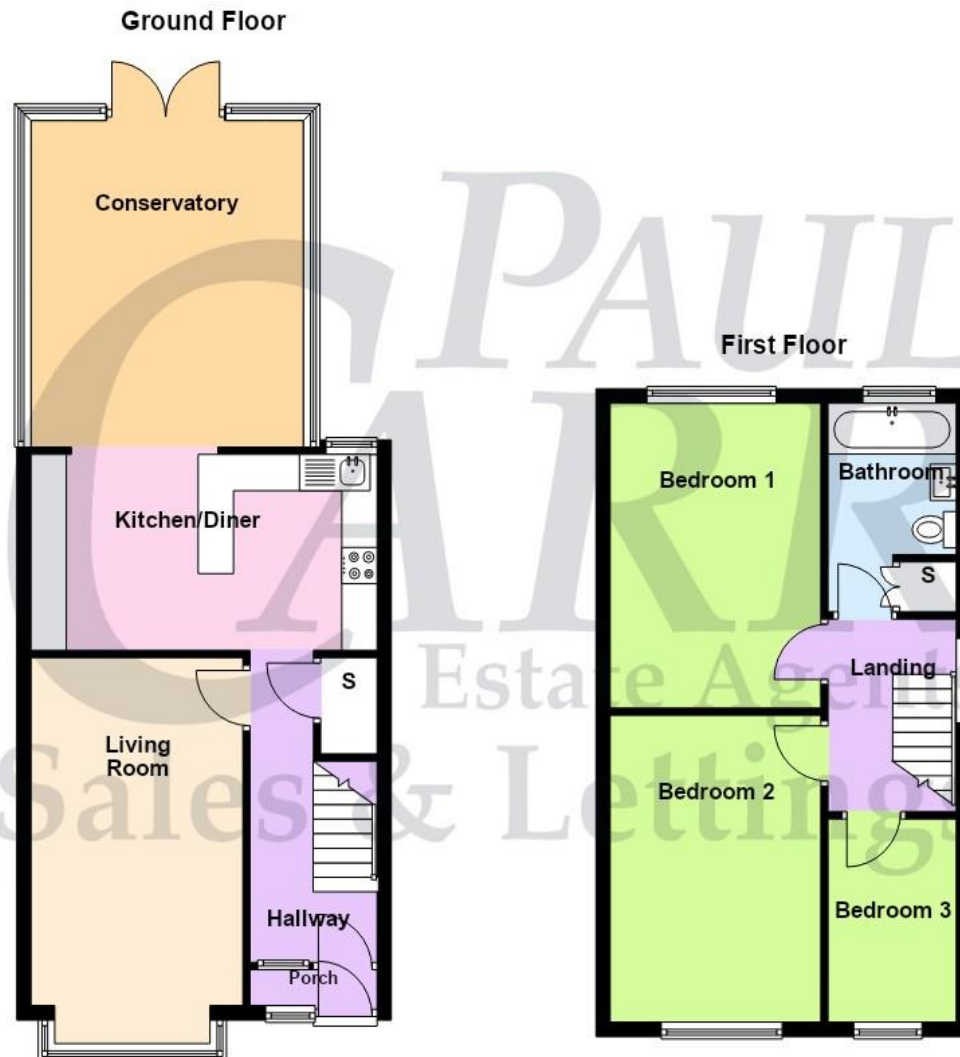
9' 6" x 5' 11" (2.9m x 1.8m)





Floor Plan

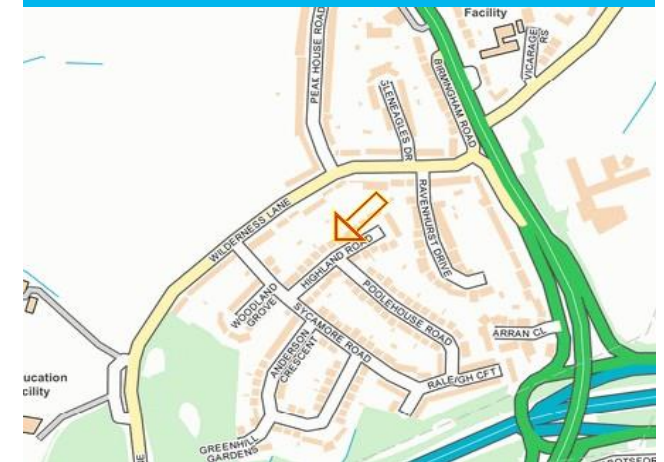
This floor plan is not drawn to scale and is for illustration purposes only



Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Map Location







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 £47.50 + VAT (£57 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.