PAUL CARR Estate Agents
Sales & Lettings

Hamstead | 0121 358 4444 | Hamstead@paulcarrestateagents.co.uk

Hamstead Road, Great Barr
Birmingham, B43 5BA

£280,000

Great Barr

£280,000

3 2 1

Situated in a popular and convenient location, close to a range of local amenities and well-regarded schools, this beautifully presented three-bedroom semi-detached home has been heavily extended to the rear, creating a fabulous modern dining kitchen and an ideal space for family life.

The property is approached via a front driveway and opens into a welcoming reception hall. To the front is a well-presented lounge, offering a comfortable and relaxing living space. The real heart of the home is the massively extended family dining kitchen. This impressive contemporary space features ample fitted units throughout, a central island housing the sink, and plenty of room for both dining and entertaining. Bi-fold doors open directly onto the rear garden, creating a bright and sociable space that is perfect for enjoying everyday family life. The former side entry has also been converted to provide a useful utility area and guest WC. Some simple finishing touches remain, allowing the new owner to complete the space to their own taste.

Upstairs, the property offers three bedrooms, comprising two generous double rooms and one single bedroom, along with a modern family bathroom. Outside, the rear garden features a slabbed patio area with steps leading down to a lawned section, providing an attractive and practical space for outdoor dining, entertaining and children's play.

With no upward chain, generous accommodation and a superb extended kitchen at its heart, this fantastic family home is not to be missed. Contact us today to arrange your viewing and discover everything this impressive home has to offer.

Property Specification

TRADITIONAL SEMI DETACHED FAMILY HOME
THREE BEDROOMS
KITCHEN DINER
LOUNGE
UTILITY AND GROUND FLOOR W.C

Porch 1.85m (6'1") x 0.49m (1'7")

Reception Hall
Lounge 4.04m (13'3") max x 2.95m (9'8")

Large Extended Family Kitchen 5.71m (18'9") x 4.84m (15'11")

Utility Area 4.04m (13'3") x 1.26m (4'2")

Side storage WC 5.71m (18'9") x 1.01m (3'4")

Landing 2.03m (6'8") x 1.73m (5'8") plus 0.15m (0'6") x 0.15m (0'6")

Bedroom 2 2.92m (9'7") x 2.62m (8'7") plus 0.15m (0'6") x 0.15m (0'6")

Bedroom 1 3.63m (11'11") x 2.95m (9'8") max plus 0.15m (0'6") x 0.15m (0'6")

Bedroom 3 2.17m (7'2") x 2.03m (6'8") plus 0.15m (0'6") x 0.15m (0'6")

Bathroom 1.98m (6'6") x 1.97m (6'6") plus 0.15m (0'6") x 0.15m (0'6")

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:

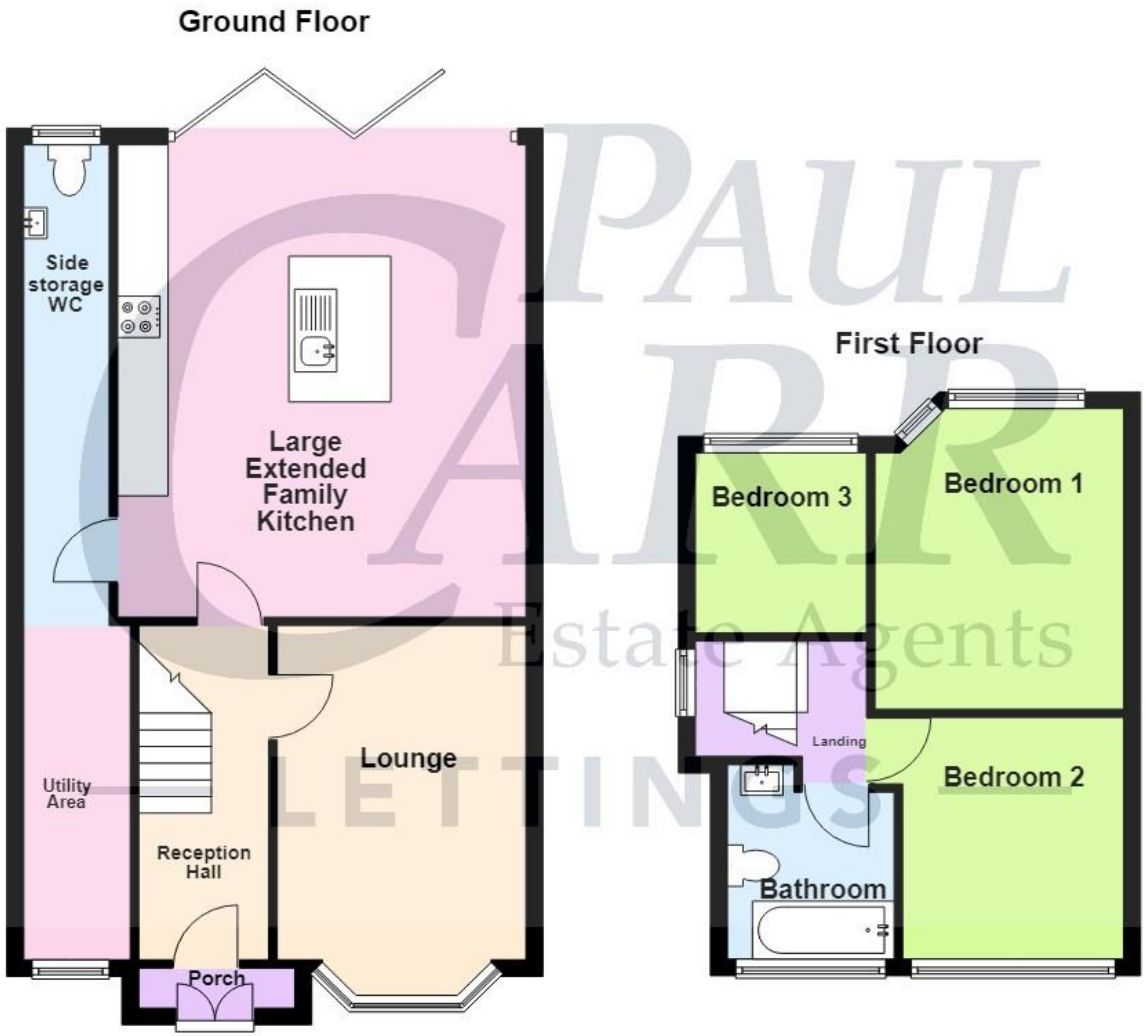
Identity Verification Fee - We are required by law to conduct anti-money laundering checks on all those buying a property as part of our due diligence. As agents acting on behalf of the seller, we are required to verify the identity of all purchasers once an offer has been accepted, subject to contract. The initial checks are carried out on our behalf by Lifetime Legal . A non-refundable administration fee of £75 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:

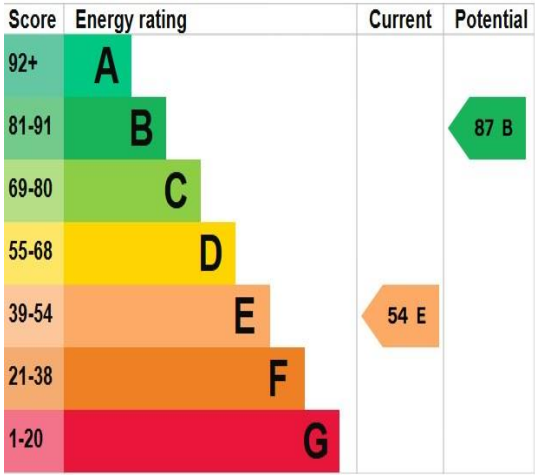
Services connected:
Council tax band: C
Tenure: Freehold
Loft is insulated and partially boarded

Floor Plan

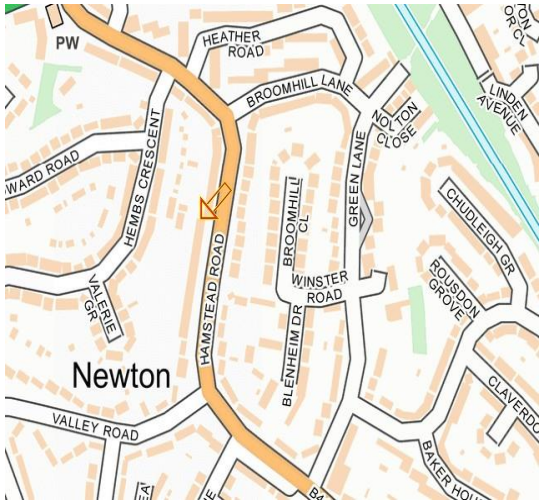
This floor plan is not drawn to scale and is for illustration purposes only



Energy Efficiency Rating



Map Location



www.paulcarrestateagents.co.uk
OnTheMarket.com
rightmove.co.uk The UK's number one property website
The Property Ombudsman