



**DRAFT DETAILS AWAITING VENDORS APPROVAL**

Southgate Road, Great Barr  
Birmingham, B44 9AH

**Offers Over £210,000**



# Great Barr

Offers Over £210,000



Set on a sweeping corner plot offering tremendous potential, this extended three bedroom semi detached family home has excellent scope to improve and comes with the added benefit of no upward chain.

The property is accessed via a porch which opens into the reception hall with stairs off and doors lead to the kitchen as well the dining room which has a half bay window to the front whilst double doors lead to the spacious extended lounge with a window to the rear. The extended kitchen is in two parts and has some fitted units, spaces for a cooker and washing machine, there is a storage cupboard off, a window to the rear and doors to the side as well as back into the lounge. On the first floor there are three bedrooms, the master is a double with a window to the rear, the second bedroom is also a double with some fitted wardrobes and has a window to the front whilst the third bedroom is a single with a window to the front. The bathroom has a white suite with a bath as well as a separate shower cubicle and a window to the rear.

Outside there is a generous amount of space at the side offering scope to extend (subject to planning permission) as well as a lawned area and there is a rear right of way offering scope to use the gravelled section of the garden to park on once the fence has been altered and viewing is advised of this double glazed and centrally heated home.







## Property Specification

THREE BEDROOMS  
SEMI DETACHED  
NO UPWARD CHAIN  
SWEEPING CORNER PLOT  
TREMENDOUS POTENTIAL

**Reception Hall**  
3.61m (11'10") max x 2.00m (6'7")

**Dining Room**  
4.25m (13'11") max x 3.19m (10'6")

**Extended Lounge**  
6.13m (20'1") x 3.19m (10'6")

**Extended Kitchen**  
5.19m (17') x 2.05m (6'9")

**Bedroom 1**  
3.62m (11'11") x 3.54m (11'7") max

**Bedroom 2**  
3.67m (12') x 3.48m (11'5")

**Bedroom 3**  
2.33m (7'8") x 2.05m (6'9")

**Bathroom**  
2.74m (9') x 2.06m (6'9")

### 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: 18th October 2023

### Viewer's Note:

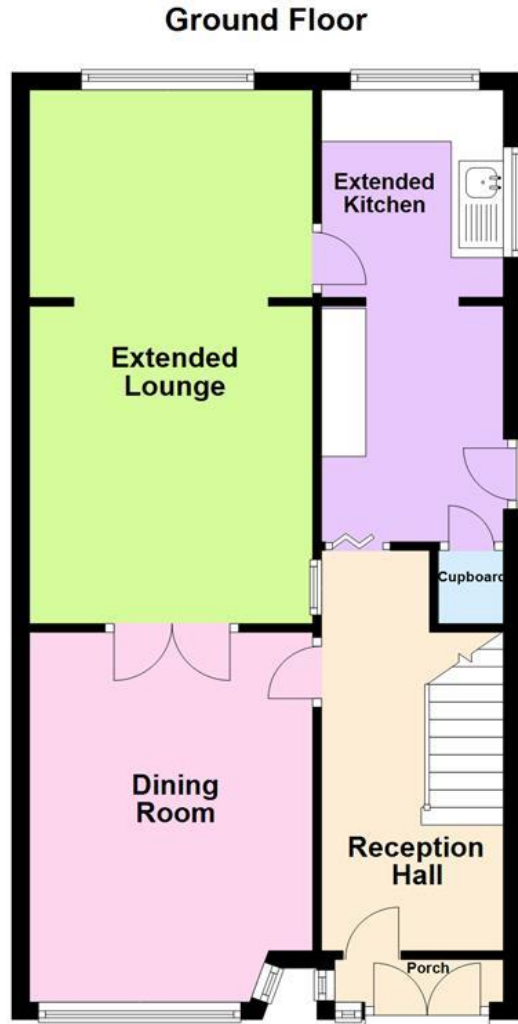
Services connected: Gas Electric Water Drainage

Council tax band: C

Tenure: Freehold

# Floor Plan

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



# Energy Efficiency Rating

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		85
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	64	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC

# Map Location

