



£340,000

Hall End Road, Great Barr, Birmingham

Detached House | 3 Bedrooms | 2 Bathrooms

0121 249 6207

BLACK & GOLDS
ESTATE AGENTS

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Step Inside

Key Features

- Detached house -3 beds
- Built in 2019
- Well presented
- Family bathroom
- En-suite
- Guest cloakroom
- Rear garden
- Garage & driveway
- Excellent transport links
- School catchment area

Property Description

*****Three bed detached house in Great Barr***** Black & Golds are delighted to offer for sale in this always popular area, a modern family home, built in 2019. Sought after for its schools, transport links to the city, M6/M5 motorways and the towns of Sutton Coldfield, Walsall and West Bromwich, Great Barr is ideal for families and commuters.

The property briefly consists of frontage with parking , separate garage, hallway, guest w.c. , lounge/diner, kitchen, rear garden, 3 bedrooms, one with ensuite, family bathroom.

Early viewing is highly recommended for this great property.

Council tax band: C

EPC: B

Main Particulars

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Within close proximity to good local schools and colleges, Great Barr has always appealed to families wishing to access good education. The nature reserve of Barr Beacon is a short drive away as is Sutton Park.

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The Consumer Protection Regulations 2008:

Black & Golds Estate Agents have not tested any apparatus, equipment, fixtures and fittings or services, so cannot verify that they are connected, in working order or fit for the purpose. Black & Golds Estate Agents have not checked legal documents to verify the Freehold/Leasehold status of the property. The buyer is advised to obtain verification from their own solicitor or surveyor.

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verification from their solicitor. Sales Particulars form no part of any sale contract. Any items shown in photographs are not included unless particularly specified as such in the sales particulars; interested buyers are advised to obtain verification of all legal and factual matters and information from their solicitor, licenced conveyancer or surveyor.

PLANNING PERMISSION AND BUILDING REGULATIONS: It is the responsibility of Purchasers to verify if any planning permission and building regulations were obtained and adhered to for any works carried out to the property.

Frontage

The property has an attractive frontage with driveway to side leading to a tandem garage.

Hallway

The well presented hallway welcomes you to the house. The guest w.c. is conveniently located off here and there is a storage cupboard.

Lounge Diner - 4.88m x 4.6m (16'0" x 15'1")

Located to the rear of the property with patio door access to the garden. An ideal room to relax and entertain in, decorated in neutral tones, has fitted grey carpets and radiator.

Kitchen - 3.45m x 3.02m (11'3" x 9'10")

The kitchen is situated to the front of the property with a double glazed window looking over the frontage and neighbouring green. It is complete with ivory wood grain effect wall and base units, contrasting worktops, integrated washing machine, gas hob, extractor, electric oven and integrated fridge freezer.

Garage - 5.28m x 2.62m (17'3" x 8'7")

A tandem garage with parking for two cars in front. It has lighting and sockets.

Rear garden

Complete with lawn, patio area and planted borders.

Bedroom one - 4.24m x 2.98m (13'10" x 9'9")

Situated to the front of the house with views over the walkway and park area. This primary bedroom has fitted wardrobes, grey carpet, double glazed window with blinds and radiator, . Leads to ensuite shower room.

Ensuite - 1.75m x 1.68m (5'8" x 5'6")

Ensuite to bedroom one, with shower cubicle tiled in pale grey stone mosaic effect tiles , w.c and basin.

Bedroom two - 3.55m x 2.65m (11'7" x 8'8")

Located to the rear of the property with fitted carpets, radiator and double glazed window complete with blinds.

Bedroom three - 4.52m x 2m (14'9" x 6'6")

Located to the rear of the property with fitted carpets, radiator and double glazed window with blinds.

Bathroom - 2.03m x 1.73m (6'7" x 5'8")

Family bathroom with bath, basin and w.c. Tiled in modern textured tiles and has grey flooring.



Telephone: 0121 249 6207

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