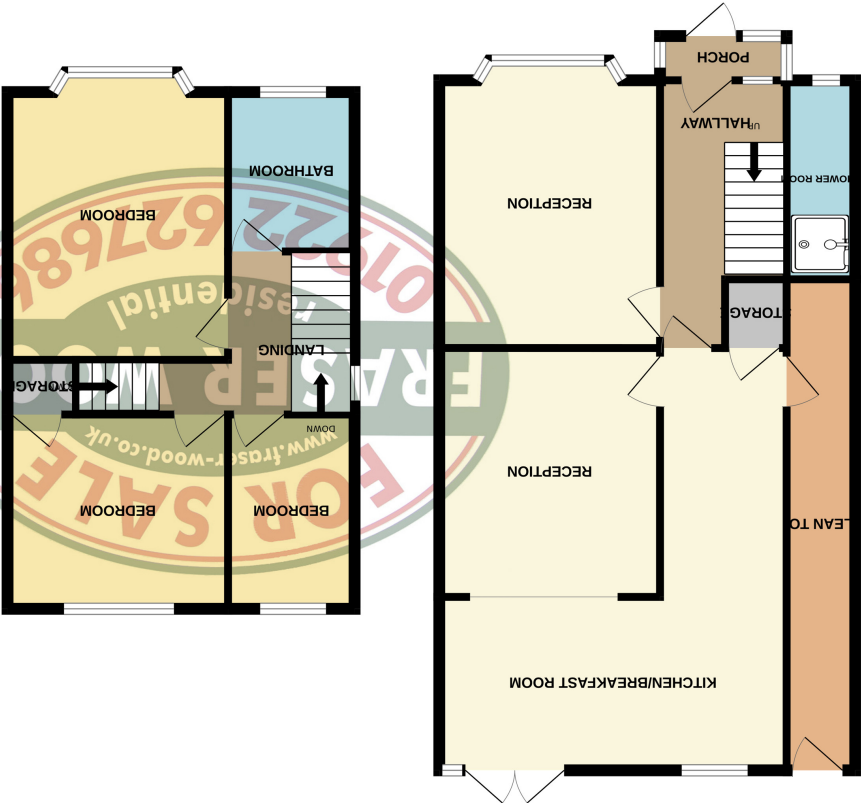
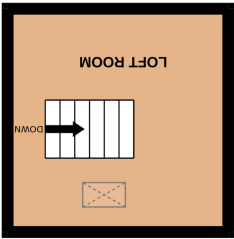
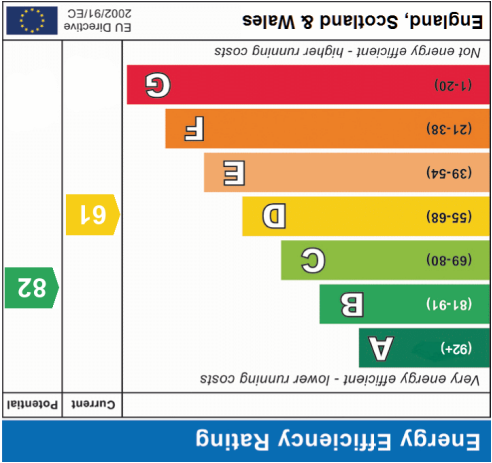




NOTE: We endeavour to ensure that our sales details are accurate and reliable, but if there is any point which is of particular importance to you, then please contact the office and we will be happy to check the information. Do so particularly if you are contemplating travelling some distance to view the property.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Made with Metropix ©2025



1ST FLOOR

2ND FLOOR



62 Mildenhall Road, Great Barr, B42 2PQ

OFFERS REGION £330,000





**62 MILDENHALL ROAD, GREAT BARR**

This spaciously proportioned, extended semi-detached house occupies a pleasant position in this popular residential area, being well served by all amenities including public transport services to neighbouring areas, shopping facilities at the Scott Arms Shopping Centre, a good range of schools for children of all ages and the M6 Motorway at Junction 7 is within easy reach, thereby affording ready access to the remainder of the West Midlands conurbation and beyond.

Viewing is highly recommended to fully appreciate the well-presented family accommodation, which briefly comprises the following:- (all measurements approximate)

**RECEPTION HALL**

having UPVC entrance door, ceiling light point, central heating radiator, wooden flooring, under stairs store cupboard and stairs off to first floor.

**SHOWER ROOM**

having shower cubicle with fitted shower unit, pedestal wash hand basin, low flush w.c., fully tiled walls, pin spot lighting, heated towel rail, tiled floor, extractor fan and UPVC double glazed window to front.

**FRONT RECEPTION ROOM**

4.14m x 3.37m (13' 7" x 11' 1") having UPVC double glazed angular bay window to front, ceiling light point, central heating radiator and wooden flooring.

**REAR RECEPTION ROOM**

3.79m x 3.37m (12' 5" x 11' 1") having ceiling light point, central heating radiator and wooden flooring.

**EXTENDED BREAKFAST KITCHEN**

6.63m maximum, 3.65m minimum x 5.11m maximum, 1.95m minimum (21' 9", 12' 0" x 16' 9", 6' 5") having inset stainless steel sink unit, wall, base and drawer cupboards, roll top work surfaces, splash back surrounds, built-in oven with five-ring gas hob and extractor hood over, appliance space, pin spot lighting, central heating radiator, wooden flooring, UPVC double glazed window to rear and UPVC double glazed French door to rear garden.

**LEAN-TO/UTILITY**

having plumbing for automatic washing machine, appliance space, central heating boiler and UPVC door to rear garden.

**FIRST FLOOR LANDING**

having UPVC double glazed window to side, ceiling light point and stairs off to second floor.

**BEDROOM NO 1**

3.45m x 3.44m (11' 4" x 11' 3") having UPVC double glazed angular bay window to front, ceiling fan with light point, central heating radiator.

**BEDROOM NO 2**

3.46m x 2.97m (11' 4" x 9' 9") having UPVC double glazed window to rear, ceiling light point, central heating radiator and built-in store cupboard.

**BEDROOM NO 3**

2.71m x 1.94m (8' 11" x 6' 4") having UPVC double glazed window to rear, ceiling light point and central heating radiator.

**FAMILY BATHROOM**

having white suite comprising panelled bath with fitted shower unit, wash hand basin with vanity unit under, low flush w.c., fully tiled walls, ceiling light point, heated towel rail, extractor fan and UPVC double glazed window to front.

**SECOND FLOOR LOFT ROOM**

3.44m x 3.39m (11' 3" x 11' 1") having roof window to rear, ceiling light point and built-in storage cupboards.

**OUTSIDE**

**FRONT DRIVEWAY**

providing off-road parking for several vehicles.

**ENCLOSED REAR GARDEN**

with timber fencing surround, paved patio area and lawn.

**GARDEN ROOM/GYM**

5.85m x 4.59m (19' 2" x 15' 1") having UPVC double glazed window to front, strip light and UPVC double glazed French doors to rear garden.

**SERVICES**

Company water, gas, electricity and mains drainage are available at the property. Please note, however, that no tests have been applied in respect of any services or appliances.

**TENURE**

We are informed that the property is FREEHOLD although we have not had sight of the Title Deeds to verify this and confirmation will be forthcoming from the vendor's solicitors during pre-contract enquiries.

**FIXTURES & FITTINGS**

Items in the nature of fixtures and fittings are excluded unless mentioned herein.

**COUNCIL TAX**

We understand from [www.voa.gov.uk](http://www.voa.gov.uk) that the property is listed under Council Tax Band C with Birmingham City Council.

**VIEWING**

By application to the Selling Agents on 01922 627686.

LS/DBH/13/06/25

© FRASER WOOD 2025.

**MONEY LAUNDERING REGULATIONS**

Intending purchasers will be asked to produce identification documentation and we would ask for your co-operation in providing this, in order that there will be no delay in agreeing a sale.

**NOTICE FOR PEOPLE VIEWING PROPERTIES**

Please note that all parties viewing the property do so at their own risk and neither the vendor nor the Agent accept any responsibility or liability as a result of any such viewing.

We endeavour to ensure that our sales details are accurate and reliable, but if there is any point which is of particular importance to you, then please contact the office and we will be happy to check the information. Do so particularly if you are contemplating travelling some distance to view the property.