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101 Park Farm Road, Birmingham, West Midlands. B43 7QJ

Offers in excess of £300,000 Freehold

FOR SALE





## PROPERTY DESCRIPTION

**\*\*\*VERY WELL PRESENTED AND SPACIOUS FAMILY HOME\*\*\*POPULAR PARK FARM ESTATE GREAT BARR\*\*\*GOOD SIZE LOUNGE/DINER\*\*\*AMPLE MODERN KITCHEN/BREAKFAST ROOM\*\*\*SEPARATE DINING ROOM\*\*\*STYLISH SHOWER ROOM\*\*\*PRIVATE REAR GARDEN\*\*\*SUMMER HOUSE TO THE REAR INCORPORATING A W.C.\*\*\*DRIVEWAY TO THE FORE FOR THREE AVERAGE SIZE CARS\*\*\*NO UPWARD CHAIN\*\*\***

A fantastic opportunity to purchase this spacious, well maintained family home. Situated on the ever popular Park Farm Estate in Great Barr; within easy reach of sought after primary and secondary schooling, amenities and motorway networks. Accommodation in brief comprises, entrance hallway, spacious lounge/diner, ample; modern breakfast/kitchen with all white goods to remain, separate dining room, three generous bedrooms and stylish shower room. Outside is a private, low maintenance garden, summerhouse incorporating a w.c. and driveway to the fore with accommodation for three average size vehicles. This property also benefits from having NO UPWARD CHAIN.

## FEATURES

- VERY WELL PRESENTED AND MAINTAINED FAMILY HOME
- AMPLE MODERN KITCHEN/BREAKFAST ROOM
- SPACIOUS LOUNGE/DINER
- SEPARATE DINING ROOM
- THREE GENEROUS BEDROOMS
- STYLISH SHOWER ROOM
- EASY MAINTENANCE REAR GARDEN
- SUMER HOUSE INCORPORATING W.C.
- DRIVEWAY TO FORE FOR SEVERAL VEHICLES
- POPULAR LOCATION FOR AMENITIES AND SCHOOLING



## ROOM DESCRIPTIONS

### Approach

Approached via an ample driveway leading to a storm porch and front door giving access to the accommodation.

### Entrance Hallway

Having stairs rising to the first floor and doors giving access to all downstairs rooms.

### Lounge/Diner

26' 11" x 10' 06" (8.20m x 3.20m)

### Kitchen/Breakfast Room

12' 08" max x 12' 04" (3.86m x 3.76m)

All white goods and 'Range' style cooker to remain.

### Separate Dining Room

12' 10" x 6' 06" (3.91m x 1.98m)

### Landing

Having loft access and doors giving access to all upstairs room.

### Bedroom One

12' 04" x 10' 06" (3.76m x 3.20m)

### Bedroom Two

11' 05" x 10' 06" (3.48m x 3.20m)

### Bedroom Three

7' 10" x 5' 11" (2.39m x 1.80m)

### Family Bathroom

8' 06" x 5' 10" (2.59m x 1.78m)

### Rear Garden

Having a substantial raised decked patio area with steps to an artificial lawned garden with spacious summer house/bar incorporating a w.c.







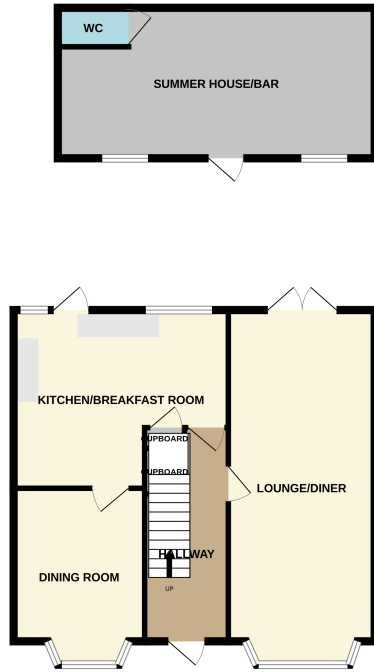




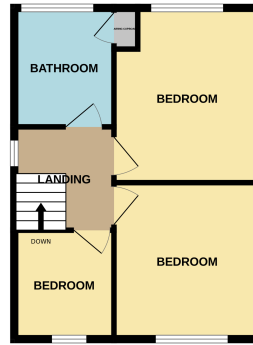


# FLOORPLAN

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of rooms, windows, doors 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.  
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