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90 Newton Road, Great Barr, Birmingham, West Midlands. B43  
6BS

Offers in the region of £330,000 Freehold

SOLD STC





## PROPERTY DESCRIPTION

\*\*\*IMMACULATELY PRESENTED THROUGHOUT\*\*\*SPACIOUS TRADITIONAL SEMI DETACHED FAMILY HOME\*\*\*THREE GENEROUS BEDROOMS\*\*\*TWO AMPLE RECEPTION ROOMS\*\*\*GOOD SIZE KITCHEN\*\*\*SEPARATE UTILITY ROOM\*\*\*USEFUL COVERED SIDE STORAGE\*\*\*FAMILY BATHROOM\*\*\*SEPARATE W.C.\*\*\*PRIVATE MATURE REAR GARDENS\*\*\*BRICK BUILT OUTSIDE STORAGE\*\*\*DOUBLE GARAGE TO REAR\*\*\*MULTI VEHICLE DRIVEWAY TO FORE\*\*\*POPULAR LOCATION GREAT BARR\*\*\* A fantastic opportunity to purchase this beautifully presented, traditional; semi detached family home.

Situated in a sought after location; within easy reach of sought after schooling, amenities and transport links. Accommodation in brief comprises, welcoming entrance hallway, two ample reception rooms, kitchen, separate utility room, useful covered side storage, three generous bedrooms, family bathroom and separate w.c. Outside are private mature gardens with brick built storage, double garage to the rear and multi vehicle driveway to the fore.

## FEATURES

- SOUGHT AFTER LOCATION GREAT BARR
- TWO AMPLE RECEPTION ROOMS
- KITCHEN WITH SEPARATE UTILITY ROOM AND COVERED SIDE STORAGE
- THREE GENEROUS BEDROOMS
- FAMILY BATHROOM WITH SEPARATE W.C.
- PRIVATE MATURE GARDENS WITH BRICK BUILT STORAGE
- DOUBLE GARAGE TO THE REAR
- MULTI VEHICLE DRIVEWAY TO FORE



## ROOM DESCRIPTIONS

### Approach

Approached via a multi vehicle driveway leading to a storm porch with front door giving access to the accommodation.

### Entrance Hallway

Having stairs rising to the first floor and doors giving access to:-

### Lounge

15' 3" x 10' 10" (4.65m x 3.30m)

### Dining Room

15' 10" x 12' 2" (4.83m x 3.71m)

### Kitchen

12' 5" x 7' 7" (3.78m x 2.31m)

### Covered Side Store

24' 2" x 3' 4" (7.37m x 1.02m)

### Utility Room

5' 11" x 4' 7" (1.80m x 1.40m)

### Bedroom One

16' 8" x 11' 3" (5.08m x 3.43m)

### Bedroom Two

13' 5" x 11' 3" (4.09m x 3.43m)

### Bedroom Three

9' 0" x 7' 3" (2.74m x 2.21m)

### Family Bathroom

7' 3" x 6' 4" (2.21m x 1.93m)

### Separate W.C.

4' 7" x 2' 7" (1.40m x 0.79m)

### Rear Garden

A private mature garden having a patio area with the rest laid to lawn, outbuildings for storage and double garage to the rear.

### Garage

20' 01" x 18' 7" (6.12m x 5.66m) Having double doors.













FLOORPLAN & EPC



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.  
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