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60 Gainsborough Crescent, Great Barr, Birmingham, West  
Midlands. B43 7LB

260000 £260,000 Freehold

FOR SALE



## PROPERTY DESCRIPTION

\*\*\*SOUGHT AFTER LOCATION FOR AMENITIES, MOTORWAY NETWORKS AND POPULAR SCHOOL CATCHMENT\*\*\*TRADITIONAL SEMI DETACHED FAMILY HOME\*\*\*THROUGH LOUNGE/DINING ROOM\*\*\*KITCHEN\*\*\*THREE GOOD SIZE BEDROOMS\*\*\*FAMILY BATHROOM\*\*\*PRIVATE MATURE REAR GARDEN\*\*\*GARAGE\*\*\*DRIVEWAY AND GARDENS TO FORE\*\*\*NO UPWARD CHAIN\*\*\* Situated in a much sought after location of Great Barr, within easy reach of amenities, motorway networks and popular school catchment area is this traditional semi detached family home; offering NO UPWARD CHAIN. Accommodation in brief comprises, entrance porch, entrance hallway, spacious through lounge/diner, kitchen, three good size bedrooms, and family bathroom. Outside is a mature, private rear garden, driveway, garage and gardens to fore.

## FEATURES

- TRADITIONAL SEMI DETACHED FAMILY HOME
- OFFERING NO UPWARD CHAIN
- THREE GOOD SIZE BEDROOMS
- SPACIOUS LOUNGE/DINER
- KITCHEN
- FAMILY BATHROOM
- MATURE PRIVATE REAR GARDENS
- GARAGE AND DRIVEWAY
- GARDENS TO FORE
- NO UPWARD CHAIN



## ROOM DESCRIPTIONS

### Approach

Approached via a driveway with fore gardens being laid to lawn.

### Entrane Porch

Being fully double glazed and door giving access to:-

### Entrance Hallway

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

### Lounge/dining room

11' 4" x 25' 5" (3.45m x 7.75m)

### Kitchen

6' 9" x 12' 7" (2.06m x 3.84m)

### Landing

Having loft access, double glazed window to the side and doors giving access to:-

### Bedroom One

10' 2" x 14' 11" (3.10m x 4.55m)

### Bedroom Two

10' 2" x 11' 8" (3.10m x 3.56m)

### Bedroom Three

7' 1" x 8' 6" (2.16m x 2.59m)

### Bathroom

5' 7" x 8' 1" (1.70m x 2.46m)

### Rear Garden

Having a private mature rear garden being mainly laid to lawn with borders housing shrubs and trees, side access and access to garage.

### Garage

A single garage to the side and driveway to the fore.

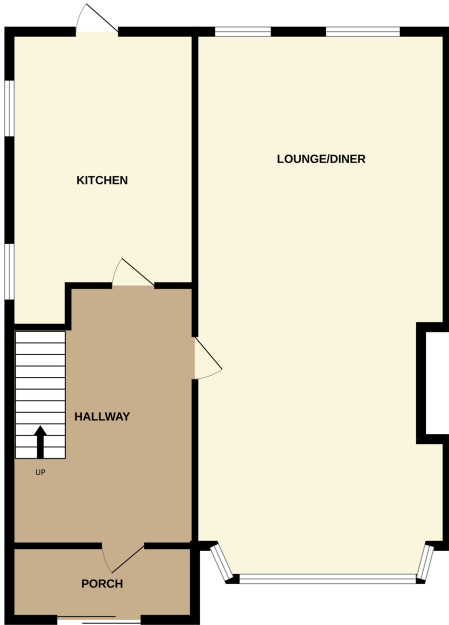




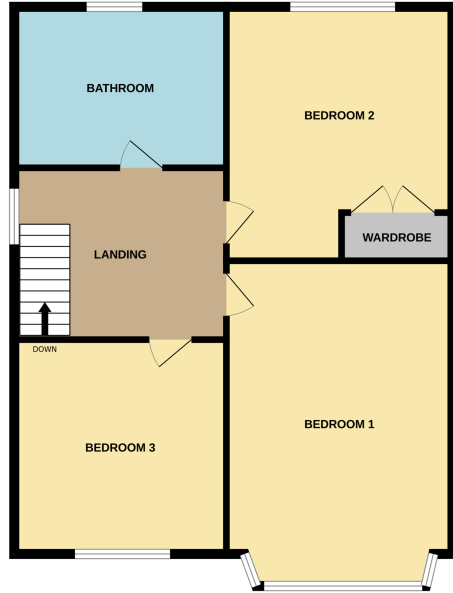


# FLOORPLAN

GROUND FLOOR



1ST FLOOR



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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