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23 Stanfield Road, Birmingham, West Midlands. B43 7LR

280000 £280,000 Freehold (to be confirmed)

SOLD STC



PROPERTY DESCRIPTION

MUCH SOUGHT AFTER LOCATIONEXTENDED SEMI DETACHED FAMILY HOME***LOUNGE***EXTENDED MODERN KITCHEN/DINING/FAMILY ROOM***GUEST W.C.***THREE GOOD SIZE BEDROOMS***WET ROOM***PRIVATE REAR GARDEN***DRIVEWAY TO FORE***GARAGE***NO UPWARD CHAIN*** A fantastic opportunity to purchase this extended semi detached family home. Situated on the popular Pheasey Estate in Great Barr, within easy reach of popular primary and secondary schooling, amenities and motorway networks and offering NO UPWARD CHAIN. Accommodation in brief comprises, entrance porch, entrance hallway, lounge, modern, extended kitchen, dining family room, guest w.c., three good size bedrooms and wet room. Outside is a private rear garden with a raised decked patio having integrated sandpit with the rest laid to lawn, access to the garage, gardens and driveway to the fore.

FEATURES

- EXTENDED SEMI DETACHED FAMILY HOME
- POPULAR LOCATION FOR AMENITIES AND SCHOOLING
- EXTENDED KITCHEN/FAMILY AND DINING ROOM
- THREE AMPLE BEDROOMS
- WET ROOM
- GUEST W.C.
- DRIVEWAY AND GARDENS TO FORE
- GARAGE



ROOM DESCRIPTIONS

Approach

Approached via a driveway with fore gardens, door giving access to an enclosed porch with further door leading to the accommodation.

Entrance Hallway

Having stairs rising to the first floor, radiator, door giving access to:-

Lounge

11' 3" x 13' 7" (3.43m x 4.14m)

Kitchen/Dining/Family Room

17' 9" x 21' 6" (5.41m x 6.55m)

Bedroom One

8' 7" x 13' 7" (2.62m x 4.14m)

Bedroom Two

9' 4" x 10' 0" (2.84m x 3.05m)

Bedroom Three

7' 7" x 8' 9" (2.31m x 2.67m)

Rear Garden

Having a raised decked patio area with integrated sandpit the rest is laid to lawn, side access and access to the garage.

Garage

A single garage having up and over door.

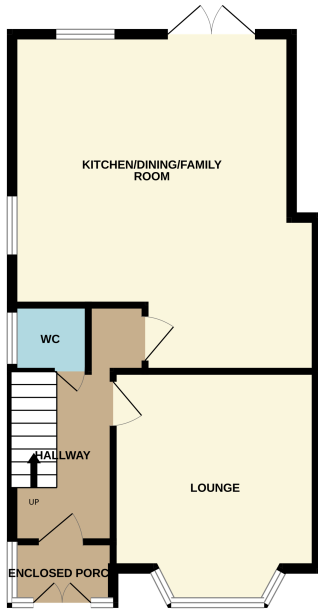




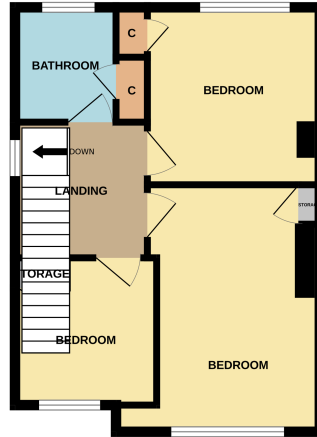


FLOORPLAN & EPC

GROUND FLOOR



1ST FLOOR



STANFIELD ROAD, GREAT BARR, BIRMINGHAM, B43 7LR

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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		78
(55-68)	D	61	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	