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659 Walsall Road, Great Barr, Birmingham, West Midlands. B42  
1EH

Offers in excess of £280,000 Freehold

FOR SALE



## PROPERTY DESCRIPTION

\*\*\*SUBSTANTIAL PLOT SIZE\*\*\*HUGE POTENTIAL FOR LOFT CONVERSION AND/OR EXTENSION (SUBJECT TO PLANNING)\*\*\*DETACHED BUNGALOW\*\*\*TWO DOUBLE BEDROOMS\*\*\*GOOD SIZE LOUNGE\*\*\*AMPLE OPEN PLAN KITCHEN/DINING/SITTING ROOM\*\*\*SUN ROOM/UTILITY\*\*\*FAMILY BATHROOM\*\*\*WELL STOCKED AND MAINTAINED REAR GARDEN\*\*\*GENEROUS DRIVEWAY TO FORE\*\*\*POPULAR CONVENIENT LOCATION\*\*\* A fantastic and rare opportunity to purchase this well maintained, spacious; detached bungalow situated in Great Barr. Within easy reach of popular schooling, amenities, transport links and motorway networks. This property has huge potential for a loft conversion and or extension; subject to planning permission. Accommodation in brief comprises, entrance hallway, recently re-furbished lounge, ample kitchen/sitting and dining room, sun room/utility room, two double bedrooms and family bathroom. Outside is a large, well stocked and maintained rear garden with raised terrace plus multi vehicle driveway to the fore. VIEWING STRICTLY BY APPOINTMENT.

## FEATURES

- DETACHED BUNGALOW SUBSTANTIAL PLOT SIZE
- TWO DOUBLE BEDROOMS
- ATTRACTIVE LOUNGE
- AMPLE KITCHEN/SITTING/FAMILY ROOM
- SUN ROOM/UTILITY
- FAMILY BATHROOM
- GOOD SIZE WELL STOCKED REAR GARDEN
- MULTI VEHICLE DRIVEWAY TO FORE
- PERFECT FOR LOFT CONVERSION AND OR EXTENSION (STP)
- CONVENIENTLY LOCATED IN GREAT BARR



## ROOM DESCRIPTIONS

### Approach

Approached via a multi vehicle driveway with shaped borders housing shrubs and flowers, door giving access to a porch with further door giving access to the accommodation.

### Entrance Hallway

Having doors giving access to all rooms.

### Lounge

16' 06" x 12' 02" (5.03m x 3.71m)

### Open plan kitchen/dining/family room

17' 04" x 16' 04" (5.28m x 4.98m)

### Sun room/utility

12' 0" x 5' 10" (3.66m x 1.78m)

### Bedroom One

15' 02" x 12' 03" (4.62m x 3.73m)

### Bedroom Two

15' 03" x 8' 04" (4.65m x 2.54m)

### Family Bathroom

8' 01" x 7' 03" (2.46m x 2.21m)

### Rear Garden

Having a raised terrace with lawned gardens and well stocked; shaped borders.







# FLOORPLAN & EPC

GROUND 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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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		<b>83</b>
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	<b>45</b>	
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	