ACRES

Great Barr Office: 921 Walsall Road, Great Barr, B42 1TN.
0121 358 6222 greatbarr@acres.co.uk @ www.acres.co.uk

- EXTENDED SEMI DETACHED FAMILY HOME
- THREE BEDROOMS
- WELL PRESENTED LIVING ROOM
- EXTENDED OPEN PLAN KITCHEN / DINER
- MODERN FAMILY BATHROOM
- OFF ROAD PARKING & GARAGE
- WELL MANICURED REAR GARDEN
- QUITE CUL-DE-SAC LOCATION
- IDEAL FIRST TIME BUY
- HIGH SPEC THROUGHOUT

HIGHLAND ROAD, GREAT BARR, B43 7SQ - OFFERS IN THE REGION OF £325,000

Situated in a quiet cul-de-sac within the heart of Great Barr, this extended and highly specced three-bedroom semi-detached family home offers excellent access to local schools, shops, and public transport links. Ideal for first-time buyers, the property is presented to a fantastic standard throughout. The home benefits from a double driveway to the front and a single garage to the rear. Internally, an enclosed porch leads into a light and airy hallway, with access to a spacious living room at the front and a stunning open-plan modern fitted kitchen and dining area to the rear. To the first floor, a spacious landing leads to two double bedrooms, a good-sized third bedroom, and a contemporary family bathroom. Externally, the property boasts a beautifully maintained rear garden with a patio area leading onto a well-kept lawn, creating the perfect space for relaxing or entertaining. A superb family home offering stylish and spacious accommodation in a sought-after location. IDEAL FIRST TIME BUY - HURRY BEFORE YOU'RE TOO LATE!

Accessed from the fore via brick block driveway offering off road parking leading to double glazed entrance door, into;

PORCH: Having double glazed windows and internal door into;

HALLWAY: A light and airy entrance with stairs to first floor, radiator and door into;

LIVING ROOM: 14’5 x 10’2: A great size living space with radiator and double glazed bay window to front.

OPEN PLAN KITCHEN/DINER: 21’4 x 16’1: A stunning open plan extended fitted kitchen / diner with a range of drawer base and eye level units, work surfaces, sink and drainer under double glazed window to rear, integrated oven, electric hob with extractor hood over, tiling to splashback, space and plumbing for washing machine and dishwasher, space for fridge freezer, central island, radiator, spotlights to ceiling, skylight, and double glazed doors to rear.

LANDING: Access into loft and doors into;

BEDROOM ONE: 13’0 x 9’11: A great size double bedroom with built in wardrobe system, double glazed window to rear and radiator.

BEDROOM TWO: 13’1 x 8’3: A further good size double bedroom with double glazed window to front and radiator.

BEDROOM THREE: 8’6 x 8’0: A final spacious bedroom with double glazed window to front and radiator.

BATHROOM: A stunning modern fitted suite with panelled bath, shower over, wash hand basin set into vanity unit, close couple W.C, tiling to walls, tiling to floor, radiator and double glazed opaque window to rear.

REAR GARDEN: A good size garden with paved patio area and lawn with mature plants, shrubs and trees along with fencing to borders.

GARAGE: 16’8 x 8’4: Having double doors to front and window to side. (Please check the suitability of this garage for your own vehicle)

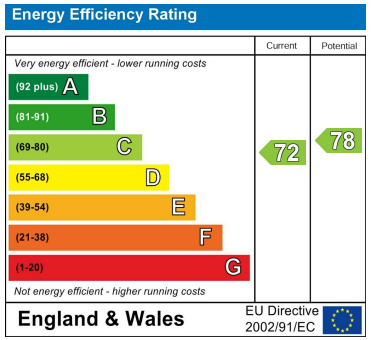
FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE

The Property Ombudsman

TENURE: We have been informed by the vendor that the property is Freehold
(Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor)

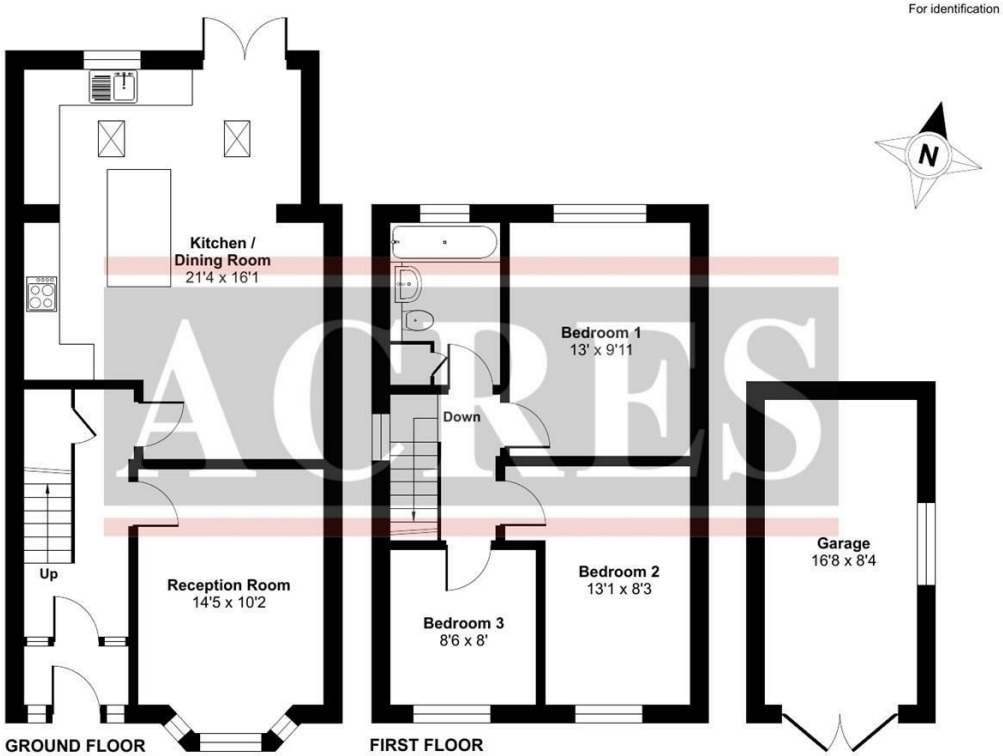
COUNCIL TAX BAND : C COUNCIL : Sandwell

VIEWING: Highly recommended via Acres on 0121 358 6222



Highland Road, Great Barr, Birmingham, B43

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Acres Estate Agent. REF: 1480135

Every care has been taken with the preparation of these Particulars but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation; alternatively, we will be pleased to check the information for you. We have not tested any apparatus, equipment, fixture, fittings or service and so cannot verify they are in working order, fit for their purpose, or within ownership of the sellers. All Dimensions are approximate. Items shown in photographs are NOT included unless specifically mentioned in writing within the sales particulars. They may however be available by separate negotiation.