



- EXTENDED SEMI DETACHED FAMILY HOME
- THREE SPACIOUS BEDROOMS
- EXTENDED OPEN PLAN LIVING / DINING ROOM
- MODERN FITTED KITCHEN
- MODERN FAMILY BATHROOM
- LOW MAINTAINCE REAR GARDEN
- OFF ROAD PARKING / GARAGE TO REAR
- HIGH SPEC THROUGHOUT
- IDEAL FIRST TIME BUY
- NO UPWARD CHAIN



**CRAMLINGTON ROAD, GREAT BARR, B42 2EG - OFFERS OVER £240,000**

Set in the heart of Great Barr with excellent access to local shops, public transport links, and well-regarded schooling, this extended three-bedroom semi-detached family home offers modern living in a highly convenient location. Benefiting from rear off-road parking via a generous double garage/outhouse, the property provides both practicality and versatility for a range of buyers. An enclosed porch leads into a spacious and welcoming hallway, giving access to a contemporary fitted kitchen positioned at the front of the home. To the rear, an impressive extended open-plan living and dining room creates a bright and sociable space ideal for everyday family life and entertaining alike. The first floor features a generous landing area feeding into three well-proportioned double bedrooms, all complemented by a stylish and modern family bathroom. Outside, the rear garden has been designed for low-maintenance enjoyment, offering composite decking, a neat lawn area, and direct access to the double garage/outhouse—perfect for parking, storage, or conversion potential (subject to regulations). Finished to a high standard throughout, this superb property is ideal for first-time buyers or young families seeking a quality home in a prime Great Barr location. HURRY BEFORE YOU'RE TOO LATE!

Accessed from the fore via low maintenance garden and steps leading to double glazed entrance door into;

**PORCH:** 5'4 x 5'5: Double glazed windows and internal door into;

**HALLWAY:** 5'5 x 9'8 max, 7'1 min: A light, airy and spacious entrance with radiator, stairs to first floor, double glazed window and door into;

**EXTENDED LOUNGE/DINER:** 15'9 max, 13'8 min x 19'9: A great size extended living and dining space with radiator and double glazed window to rear.

**MODERN FITTED KITCHEN:** 9'8 x 12'1 max, 8'9 min: A modern fitted kitchen with a range of drawer base and eye level units, work surfaces, sink and drainer under double glazed window to rear, integrated oven, gas hob with extractor hood over, tiling to splashback, tiling to floor, space and plumbing for washing machine, space for fridge freezer and tumble dryer, wall mounted central heating boiler, spotlight to ceiling, radiator and door to side / rear.

**LANDING:** 9'2 x 7'6 max, 6'3 min: A spacious light and airy landing with double glazed window to side and doors into;

**BEDROOM ONE:** 8'3 x 14'7: A great size double bedroom with double glazed window to rear and radiator.

**BEDROOM TWO:** 7'9 x 11'1 max, 9'8 min: A further good size double bedroom with double glazed window to rear and radiator.

**BEDROOM THREE:** 7'1 x 11'2: A final bedroom with double glazed window to front and radiator.

**BATHROOM:** 7'5 x 5'7: A modern fitted suite with panelled bath, shower over, wash hand basin, close couple W.C, tiling to walls, tiling to floor, radiator and double glazed opaque window to front.

**REAR GARDEN:** A good size low maintenance garden with composite decked patio area along with steps to further lawn area and fencing to borders.

**REAR GARAGE:** Up and over garage door to rear, ceiling light and power points. Allowing off road parking along with potential outhouse use! (Please check the suitability of this garage for your own vehicle)

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

**FIXTURES & FITTINGS:** As per sales particulars.

**COUNCIL TAX BAND:** B.

**VIEWING:** Recommended via Acres on 0121 358 6222.



FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE



TENURE:

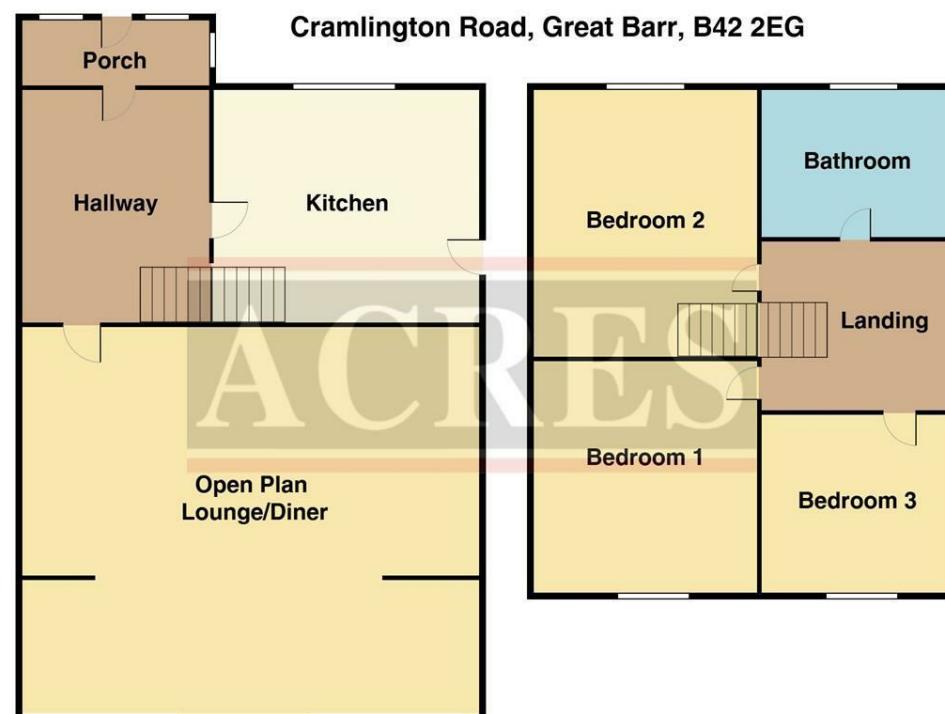
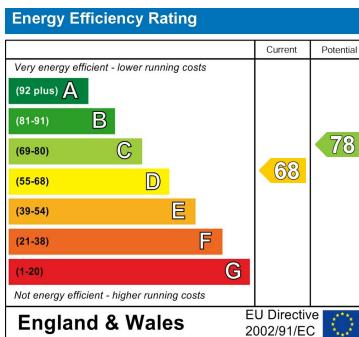
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COUNCIL TAX BAND : B

COUNCIL : Birmingham

VIEWING:

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THIS PLAN IS NOT TO SCALE AND IS GIVEN TO PROVIDE A GENERAL GUIDE. IT MERELY INDICATES APPROXIMATE RELATIONSHIP OF ONE ROOM TO ANOTHER.

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.