



64 Beeches Road, Great Barr  
Birmingham, B42 2HG

Starting Price £270,000

# Great Barr

Offers Over £260,000



Paul Carr Estate Agents are delighted to bring to market this extended semi-detached home located on the popular Beeches Road offered with No Upward Chain, the home is within walking distance of popular primary and secondary schools.

Approached via a paved driveway providing off road parking. The property is accessed through a secure porch. Upon entry you are welcomed into a hallway which leads through to the dual aspect open living area providing generous accommodation space for family and friends. Opening from the lounge the kitchen offers an array of wall and base units with plenty of work surfacing having ceramic hob with extractor over and sink with side drainer and eye level oven there is space for further appliances. Off the kitchen is a useful utility area having sink unit and space for appliances and a door leads out to the garden.

On the first floor there are two good sized double rooms and a single third bedroom the family bathroom room consists of a W.C, wash hand basin and bath with shower over and side splash screen. To the second floor is a further fourth bedroom being of a good-sized double and an additional shower room which consists of an enclosed shower cubicle, wash hand basin and W.C.

The external outside space offers a well sized garden with patio area and gazebo leading to a lawn with fencing to the perimeter. At the rear of the garden is a good-sized double garage with electric doors. Viewing is highly recommended to appreciate the property on offer.

**This Property is Being sold by Paul Carr Modern Auction Modern Auction is a faster and more secure way to sell or purchase a property, where the seller and the buyer commit to the transaction and an agreed fixed timescale.**

**A legal pack (including searches) will be created upfront and made available to any interested parties and passed to the conveyancers once a sale has been agreed. Please contact Paul Carr to view these documents. When an offer is accepted, the buyer will be required to pay a non-refundable Reservation Fee of £6,600 including VAT (in addition to the final negotiated selling price), sign a Reservation Form and agree the Terms and Conditions prior to solicitors being instructed. If you require a copy of these documents, or for further information, please contact the Paul Carr Auction Team.**





## Property Specification

PAUL CARR MODERN AUCTION SALE  
EXTENDED SEMI DETACHED FAMILY HOME  
FOUR BEDROOMS  
SPACIOUS THROUGH LOUNGE  
FITTED KITCHEN WITH SEPARATE UTILITY AREA  
BATHROOM AND SEPARATE SHOWER ROOM

Hall 9' 2" x 5' 9" (2.8m x 1.75m)

Open Plan Living 10.20m (33'6") x 3.14m (10'4")

Kitchen 24' 1" x 0' 0" (7.33m x 1.69m)

Utility 5' 8" x 8' 5" (1.73m x 2.56m)

Bedroom 1 12' 5" x 0' 0" (3.79m x 2.89m)

Bedroom 2 3.35m (11') x 2.89m (9'6")

Bedroom 3 2.18m (7'2") x 1.95m (6'5") plus  
2.56m (8'5") x 2.56m (8'5")

Bathroom 6' 7" x 6' 5" (2m x 1.95m)

Bedroom 4 4.63m (15'2") x 4.55m (14'11") max  
plus 0.59m (1'11") x 0.59m (1'11")

Shower Room 4' 8" x 5' 1" (1.41m x 1.56m)

Garage 21' 0" x 15' 9" (6.41m x 4.80m)

### Agent's Note:

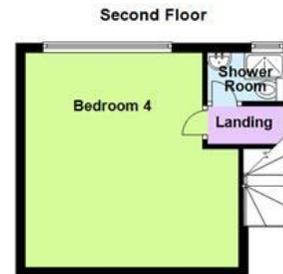
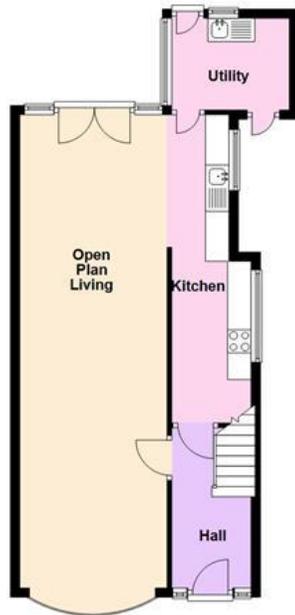
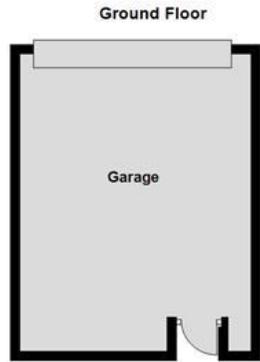
Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order as they have not been tested. All dimensions are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. These Sales Particulars do not constitute a contract or part of a contract.  
Came on the market:

### Viewer's Note:

Services connected: mains electricity, gas, water and drainage  
Council tax band: C  
Tenure: Freehold:

# Floor Plan

This floor plan is not drawn to scale and is for illustration purposes only



# Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

# Map Location

