



Bradfield Road, Great Barr
Birmingham, B42 2RT

£215,000

Great Barr

£215,000



Paul Carr Estate Agents are delighted to bring to market this three bedroom mid terraced property on Bradfield Road, which offers excellent proximity to local schools and transport links.

The property is situated in a quiet cul de sac and offers ample off-road parking.

Internally, the downstairs offers a generous size front reception room with large bay window to the front and double doors to rear room, which allows for plentiful natural light. The extended second reception room offers a second living space, along with space for a family dining table. The kitchen offers a good range of traditional base units, with the additional of a utility area.

The first floor benefits from two double bedrooms and a family shower room. The third room on the first floor offers stairs up to the third bedroom, it would serve well as a home office.

The loft conversion offers a double third bedroom, benefitting from dormer window and plentiful storage, furthermore there is the addition of a shower unit.

Externally, there is a well maintained mature garden with slabbed patio and the remainder laid to lawn.





Property Specification

BEECHES ESTATE
THREE DOUBLE BEDROOMS
GENEROUS LIVING ROOM
FAMILY SHOWER ROOM
POTENTIAL OFFICE SPACE

Living Room
15' 9" x 14' 9" (4.8m x 4.5m)

Lounge/ Dining Room
16' 1" x 9' 10" (4.9m x 3.0m)

Kitchen
10' 6" x 5' 3" (3.2m x 1.6m)

Utility Area
5' 3" x 4' 7" (1.6m x 1.4m)

Bedroom One
12' 2" x 11' 6" (3.7m x 3.5m)

Bedroom Two
9' 10" x 11' 6" (3.0m x 3.5m)

Bedroom Three
10' 10" x 14' 9" (3.3m x 4.5m
(partial restricted head height))

Shower Room
6' 11" x 5' 11" (2.1m x 1.8m)

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: B

Tenure: Freehold

Floor Plan

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



Energy Efficiency Rating

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

Map Location

