



Tideswell Road, Great Barr  
Birmingham, B42 2DT

£215,000

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Paul Carr is delighted to offer for sale this extended three bedroom end of terrace property located on the popular Beeches Estate. Ideally located for schooling for children of all ages, transport and road links.

The property is approached via a front garden and a pathway leading to the secure porch and front door.

Internally the entrance hallway has stairs to the first floor and a door leading to the downstairs reception area, to include the front lounge with bay window, a rear dining and family room with an open plan arrangement and access into the kitchen. The kitchen benefits from wall and base units with work surfacing over and inset sink unit and space for additional appliances with a rear door out into an extended Sun Room which offers the property some great additional floor space.

On the first floor there are two double bedrooms plus a smaller single room and a family shower room with modern fixtures and fittings.

From the first floor landing the property features an additional staircase to the loft conversion which offers a fantastic versatile room with lovely views over the rear garden.

Externally is a well maintained rear garden which has a patio area leading to a lengthy flat lawn with pathway running through, fencing to the perimeters and a garage with rear access.

The property is available with No Onward Chain.

A viewing is highly recommended to appreciate the property and garden being presented for sale.





### 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:

### Property Specification

END TERRACE  
THREE BEDROOM PLUS LOFT ROOM  
EXTENDED SUN ROOM  
OPEN PLAN LOUNGE & DINING AREA  
GREAT SIZE GARDEN REAR GARAGE  
NO UPWARD CHAIN

Entrance Porch 2' 4" x 7' 3" (0.7m x 2.2m)

Hallway 9' 6" x 5' 7" (2.9m x 1.7m)

Lounge 14' 9" x 9' 10" (4.5m x 3m)

Dining Room 10' 10" x 9' 10" (3.3m x 3m)

Kitchen 10' 10" x 5' 11" (3.3m x 1.8m)

Sun Room 7' 7" x 12' 6" (2.3m x 3.8m)

Bedroom One 12' 10" x 9' 2" (3.9m x 2.8m)

Bedroom Two 10' 6" x 9' 2" (3.2m x 2.8m)

Bedroom Three 7' 7" x 6' 7" (2.3m x 2m)

Shower Room 6' 7" x 5' 7" (2m x 1.7m)

Loft Room 12' 10" x 9' 10" (3.9m x 3m)

### Viewer's Note:

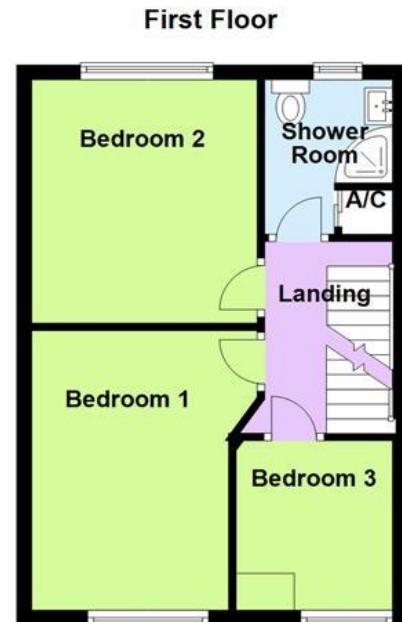
Services connected: mains electricity, gas, water and drainage

Council tax band: B

Tenure: Freehold

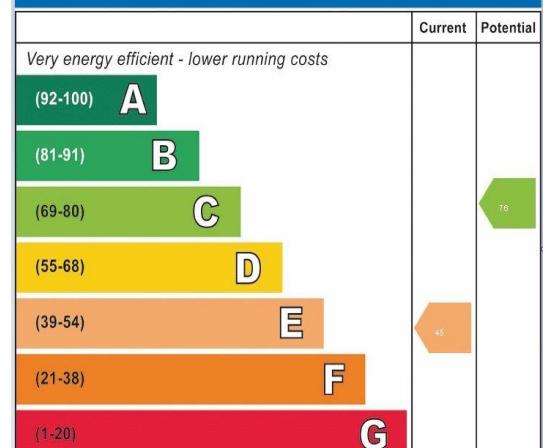
# Floor Plan

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



## Energy Efficiency Rating

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## Map Location

