

Curbar Road, Great Barr  
Birmingham, B42 2AX

**£180,000**



# Great Barr

£180,000



Attention first buyers and investors a great opportunity to acquire this extended three bedroom mid terrace home that requires a degree of modernisation and is priced to sell accordingly.

Located on the Beeches estate in Great Barr and well situated for both primary and secondary schools, the m6 motorway network and other convenient amenities. Entering through a secure porch the hallway has stairs off to the first floor and entry into the downstairs living areas. The lounge is located at the front of the property and has a bay window, chimney breast and fireplace, laminate flooring and open access into the dining room. The dining area features laminate flooring, double patio doors out into the garden and access into the kitchen. The kitchen benefits from being extended and features a range of wall and base cabinets with worktops over, space for appliances, sink and drainer with window overhead and another window to the side elevation.

Travelling onto the first floor, the landing leads to three bedrooms, two being good size doubles and a third smaller but reasonable size bedroom. The family bathroom is part tiled and features bathtub, W.C, wash hand basin and obscured window.

An extra feature with the home is a boarded loft with ladder access with Apex ceilings joists and making excellent usable extra space

Externally the garden offers a small patio area for seating, a good size lawn with pathway leading through and fencing to the perimeters.

Further benefitting from being marketed with no upward chain and internal inspection is highly recommended.







## Property Specification

THREE BEDROOM  
MID TERRACE  
EXTENDED KITCHEN  
LOVELY REAR ASPECT TOWARDS CANALS  
BOARDED LOFT

### Entrance Porch

Entrance Hallway 8' 6" x 5' 3" (2.6m x 1.6m)

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

Dining Room 10' 10" x 15' 9" (3.3m x 4.8m)

Extended Kitchen 12' 2" x 7' 3" (3.7m x 2.2m)

First Floor Landing 7' 7" x 5' 11" (2.3m x 1.8m)

Bedroom One 12' 10" x 11' 6" (3.9m x 3.5m)

Bedroom Two 10' 10" x 11' 6" (3.3m x 3.5m)

Bedroom Three 9' 10" x 6' 7" (3m x 2m)

Family Bathroom 7' 7" x 5' 11" (2.3m 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:

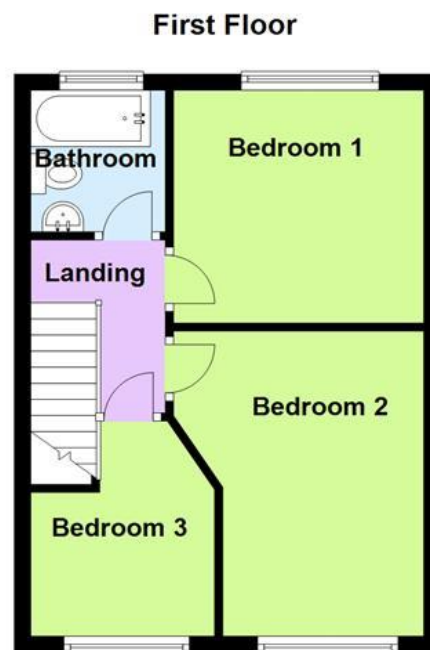
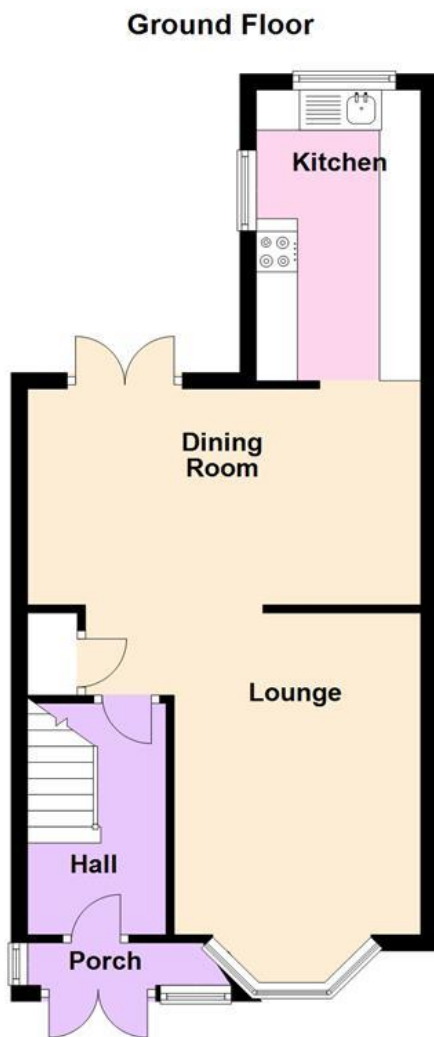
Services connected: mains electricity, gas, water and drainage

Council tax band: B

Tenure: Leasehold approx 900 years remaining  
Ground Rent: £9 per annum

# 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

## Map Location

