



Churchdale Road, Great Barr
Birmingham, B44 9BD

Offers in Excess of £190,000

Great Barr

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Introducing to the market this superbly located three-bedroom terrace home, ideal for purchasers looking to put their own stamp on a property. Situated on Churchdale Road within a quiet cul-de-sac just off Queslett Road in Great Barr, the home benefits from close proximity to a range of local amenities including the Asda supermarket within walking distance, along with well-regarded schooling for all age groups and excellent transport links.

The property is approached via a neatly designed slabbed frontage providing low-maintenance appeal (no drop kerb).

Internally, the welcoming hallway provides access to the front lounge, featuring a bay window that allows plenty of natural light. To the rear is a full-length kitchen and dining room fitted with a selection of cabinets with worktops over, sink with side drainer, space for integrated appliances, a picture window overlooking the garden, and a stable door providing direct access outside.

Travelling upstairs, the landing leads to three well-proportioned bedrooms. Notably, bedroom three is larger than the typical 'box room' often found in similar homes within the area.

The family shower room has been completely refurbished and now provides a beautifully designed tiled suite, featuring a spacious walk-in shower enclosure with modern fixtures, a square wash hand basin with vanity unit and overhead mirror with touch lighting, along with a stylish vertical radiator.

Externally, the rear garden offers a lovely flat outdoor space with a spacious patio area (a hot tub is available via separate negotiation), an easy-to-maintain lawn, storage shed, and mature shrubs and hedging to the rear and boundaries, adding further privacy.

This well-priced home will suit a range of potential purchasers. Early viewing is highly recommended.





Property Specification

THREE BEDROOM MID TERRACE HOME
QUIET CUL DE SAC LOCATION
IDEAL FOR FIRST TIME BUYERS
BAY FRONTED LOUNGE
SPACIOUS KITCHEN DINING ROOM
RECENTLY REFURBISHED MODERN FAMILY SHOWER ROOM
THREE WELL PROPORTIONED BEDROOMS

Entrance Hallway
11' 10" x 5' 7" (3.6m x 1.7m)

Lounge
15' 5" x 9' 10" (4.7m x 3m)

Kitchen & Dining Room
11' 2" x 15' 9" (3.4m x 4.8m)

Bedroom One
13' 1" x 11' 10" (4m x 3.6m)

Bedroom Three
10' 6" x 7' 10" (3.2m x 2.4m)

Family Shower Room
7' 3" x 5' 7" (2.2m x 1.7m)

Bedroom Two
10' 10" x 11' 10" (3.3m x 3.6m)

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:

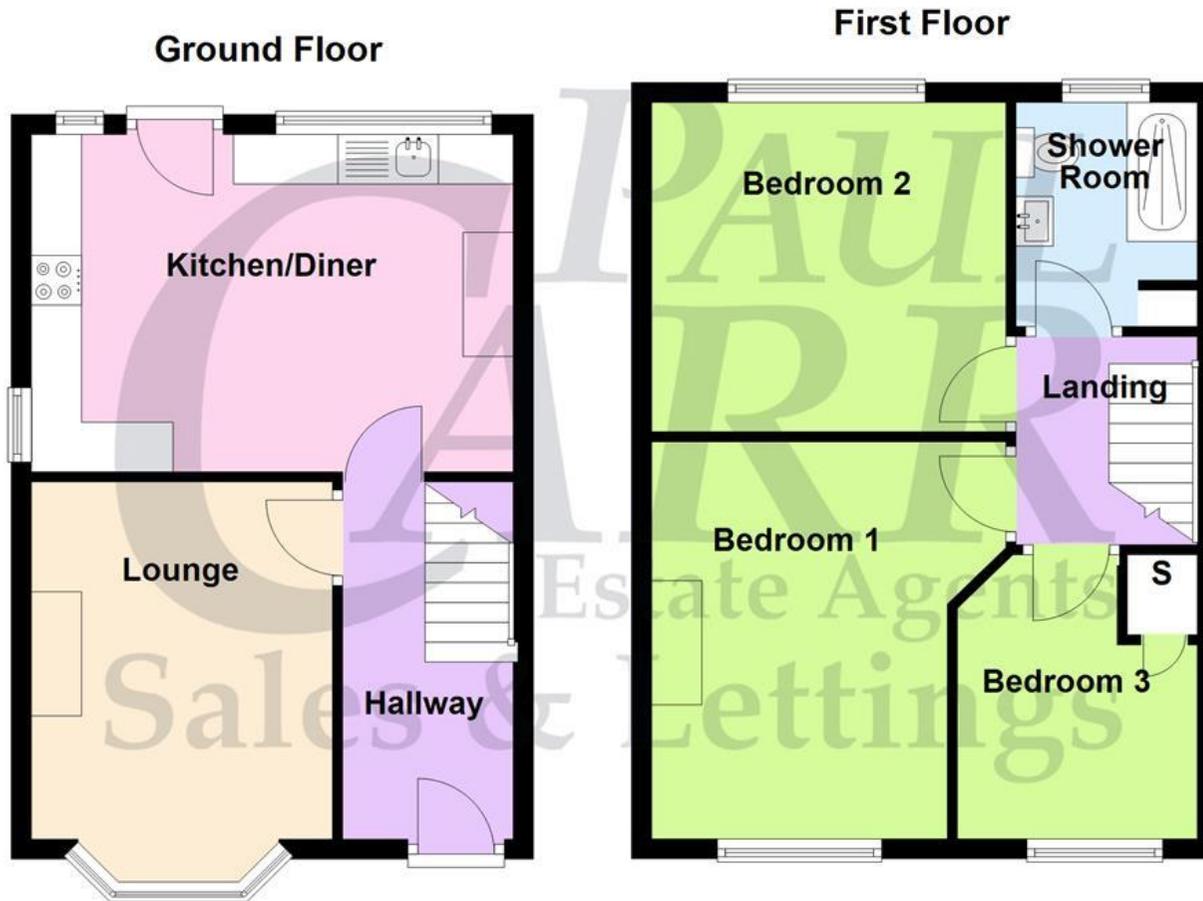
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Viewer's Note:

Services connected: mains electricity, gas, water and drainage
Council tax band: A
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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Map Location

