



Curbar Road, Great Barr
Birmingham, B42 2AU

£215,000

Great Barr

£215,000



Paul Carr is delighted to bring to market this extended well presented two bedroom end terraced property located on the popular Beeches Estate being well located for schooling for children of all ages along with amenities public transport links and good road links.

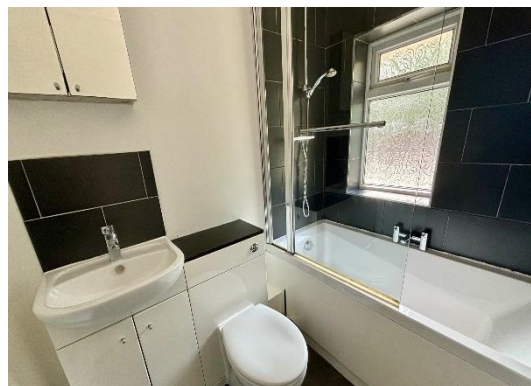
The property is approached from the driveway and entering into the hallway with stairs leading to the first floor and a door leads to the lounge area which is open plan to the dining area and kitchen. Off the lounge is a very useful utility area with sink unit and space for appliances a door leads you to the guest W.C the boiler is also housed here. The dining area has French doors leading out to the rear and is open plan to the fitted kitchen which has a good range of base and wall units, working surfaces with a one and half bowl sink unit, a five burner gas hob with double electric oven below and space for further appliances.

To the first floor are two double bedrooms the main having built in wardrobes. There is also the family bathroom which consists of a bath with shower over and splash screen, wash hand basin and W.C

To the rear of the property is a well presented low maintenance garden having patio and decking areas along with artificial grass a brick built barbeque and fencing complete the garden.

Viewing is highly recommended to appreciate the property on offer.





Property Specification

EXTENDED END TERRACE
TWO GOOD SIZED BEDROOMS
LARGE OPEN PLAN GROUND FLOOR
SEPARATE UTILITY AREA
GUEST W.C

Lounge
7.26m (23'10") x 3.03m (9'11") max

Utility
2.03m (6'8") x 1.56m (5'1")

Kitchen/Dining Room
3.89m (12'9") x 3.63m (11'11")

Bedroom 1
4.17m (13'8") x 3.97m (13')

Bedroom 2
3.03m (9'11") x 2.04m (6'8")

Bathroom

Agent's Note:

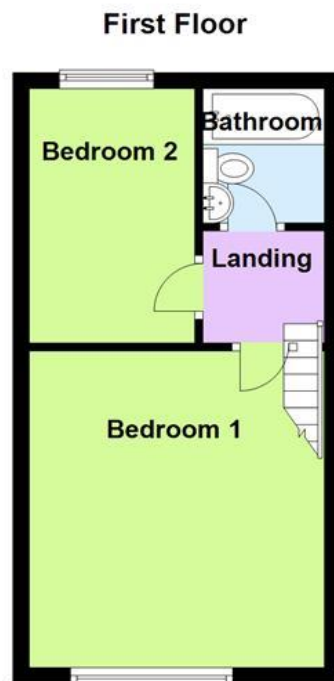
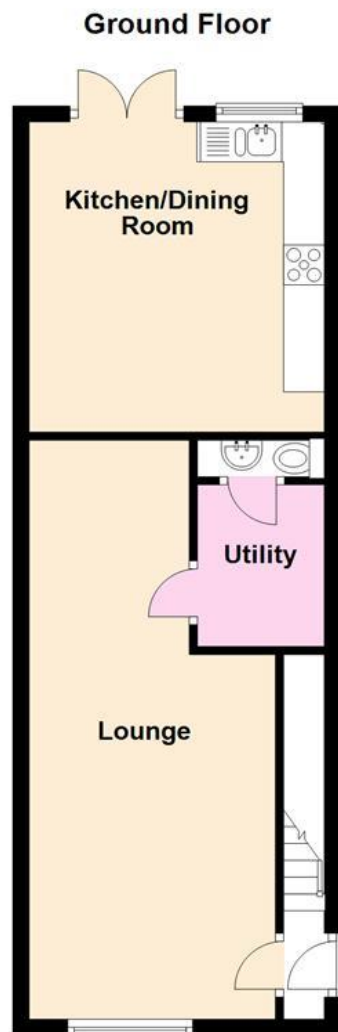
Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or 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) A		
(81-91) B		97
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		

Map Location

