

Somercotes Road, Great Barr  
Birmingham, B42 2JP

Offers in Excess of £240,000

# Great Barr

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Paul Carr Estate Agent presents Somercotes Road a three bedroom semi-detached property which come to the market with no onward chain and is approached via off road parking for two vehicles and leads up to the front porch.

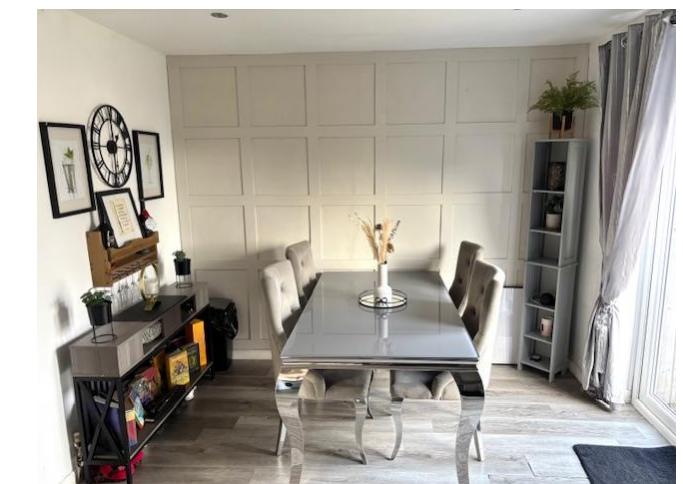
Internally the hallway has stairs off to the first floor with an under stairs cupboard and a door leading into the first reception room having a bay window overlooking the front aspect and feature fireplace. The second reception

room offers a patio door with a picture window. From here there is access into the Galley style kitchen which consists of wall and base units with a rolled edge work surface incorporating a one and a half sink with a side drainer. From here there is also access to the rear garden.

On the first floor there are three bedrooms two being double with one having fitted cupboards and one single bedroom.

The family bathroom comprises of a bath with a shower over, low level W.C and a hand wash basin.

The property also benefits from having double glazing, central heating and there is a good sized rear garden which is mainly laid to lawn.





## Property Specification

THREE BEDROOM FAMILY HOME  
END TERRACE  
KITCHEN DINER  
PRIVATE DRIVEWAY  
POPULAR BEECHES LOCATION

### Entrance Porch

**Hallway**  
12' 10" x 5' 7" (3.9m x 1.7m)

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

**Kitchen/Diner**  
10' 10" x 16' 5" (3.3m x 5m)

**Bedroom One**  
12' 2" x 8' 10" (3.7m x 2.7m)

**Bedroom Two**  
10' 6" x 9' 6" (3.2m x 2.9m)

**Bedroom Three**  
9' 2" x 6' 7" (2.8m x 2m)

**Bathroom**  
7' 7" x 5' 11" (2.3m x 1.8m)

### Viewer's Note:

Services connected: mains electricity, gas, water and drainage

Council tax band: B

Tenure: Freehold

### 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:

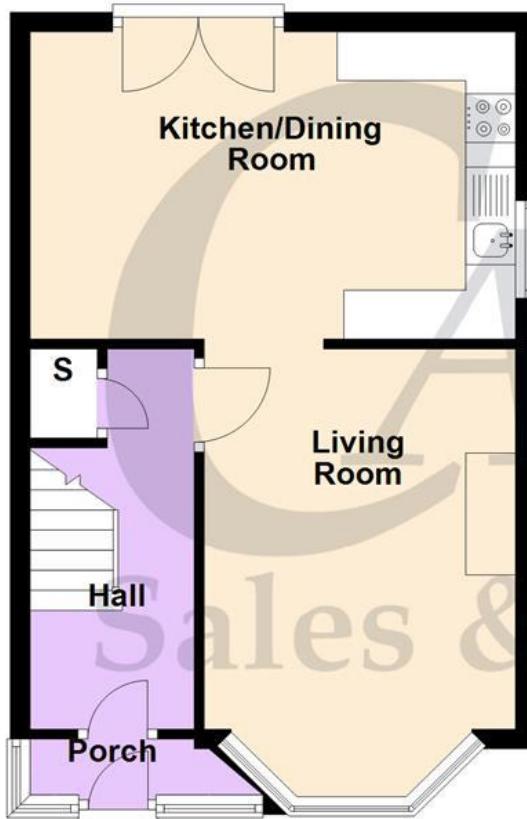
**Identity Verification Fee** - We are required by law to conduct anti-money laundering checks on all those buying a property as part of our due diligence. As agents acting on behalf of the seller, we are required to verify the identity of all purchasers once an offer has been accepted, subject to contract. The initial checks are carried out on our behalf by Lifetime Legal. A non-refundable administration fee of £40 + VAT (£48 including VAT) applies which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us issuing a memorandum of sale, directly to Lifetime Legal, and is non-refundable.

## *Floor Plan*

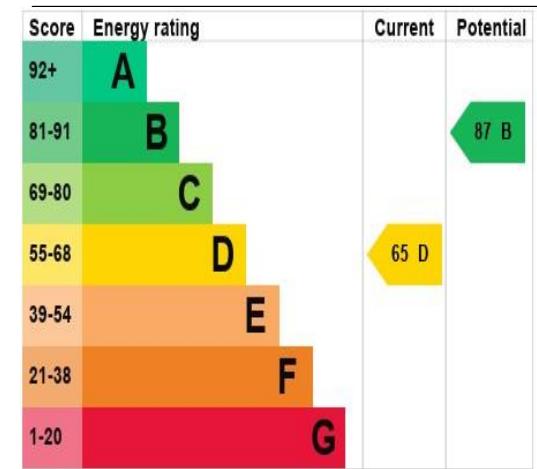
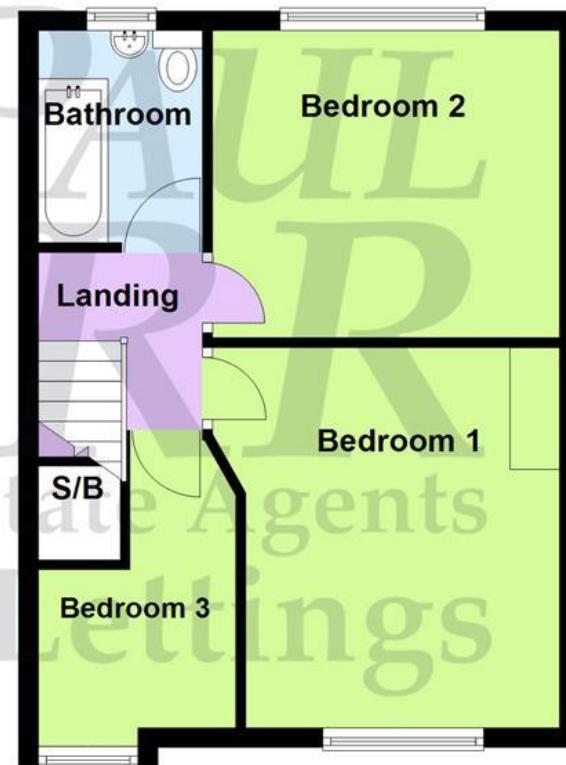
*This floor plan is not drawn to scale and is for illustration purposes only*

## *Energy Efficiency Rating*

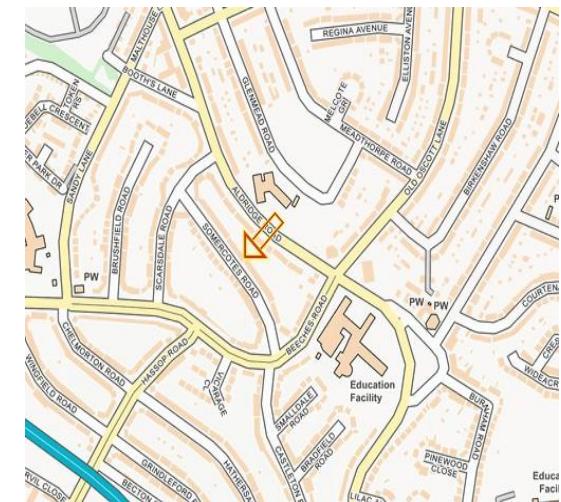
## Ground Floor



## First Floor



## *Map Location*



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