



Caddick Road, Great Barr  
Birmingham, B42 2RJ

Offers Over £200,000

# Great Barr

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Paul Carr Estate Agents Presents A Two Bedroom Semi-Detached Home Near Green Spaces, Schools & Amenities.

This well-presented two-bedroom semi-detached home is ideally located close to local schools, everyday amenities, and open green spaces - making it a great choice for first-time buyers, small families, or those looking to downsize.

The property is approached via paved steps and offers potential for off-road parking. Stepping inside, you are welcomed by a bright hallway that leads into the spacious lounge.

Decorated with calming green tones, the lounge is filled with natural light thanks to sliding patio doors that open directly onto the rear garden. The kitchen has been newly fitted with a modern range of white wall and base units, complemented by an integrated hob, oven, extractor fan, and stainless-steel sink with drainer. There is also scope to create a utility area and add a guest WC if desired.

Upstairs, you will find two well-proportioned double bedrooms and a family bathroom finished to a clean, neutral standard. The bathroom includes a bathtub with overhead shower, wash basin, and WC. Outside, the rear garden provides generous lawn space along with a paved area, offering plenty of room for outdoor seating or entertaining. The garden is fully enclosed with perimeter fencing, creating a private and secure space.

This home is move-in ready with excellent potential to add your own personal touch.



## Property Specification

SEMI-DETACHED  
MODERN INTERIORS  
CHAIN FREE  
TWO DOUBLE SIZE BEDROOMS  
POTENTIAL UTILITY/W.C. SPACE



Hall 11' 4" x 5' 8" (3.45m x 1.73m)

Kitchen 10' 8" x 8' 10" (3.24m x 2.68m)

Lean To 12' 11" x 4' 8" (3.93m x 1.43m)

Store 4' 7" x 4' 8" (1.40m x 1.43m)

Lounge 22' 4" x 11' 5" (6.80m x 3.49m)

Bathroom 6' 3" x 8' 9" (1.91m x 2.67m)

Bedroom 1 10' 10" x 14' 8" (3.29m x 4.46m)

Bedroom 2 12' 0" x 11' 8" (3.67m x 3.56m)

### 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:

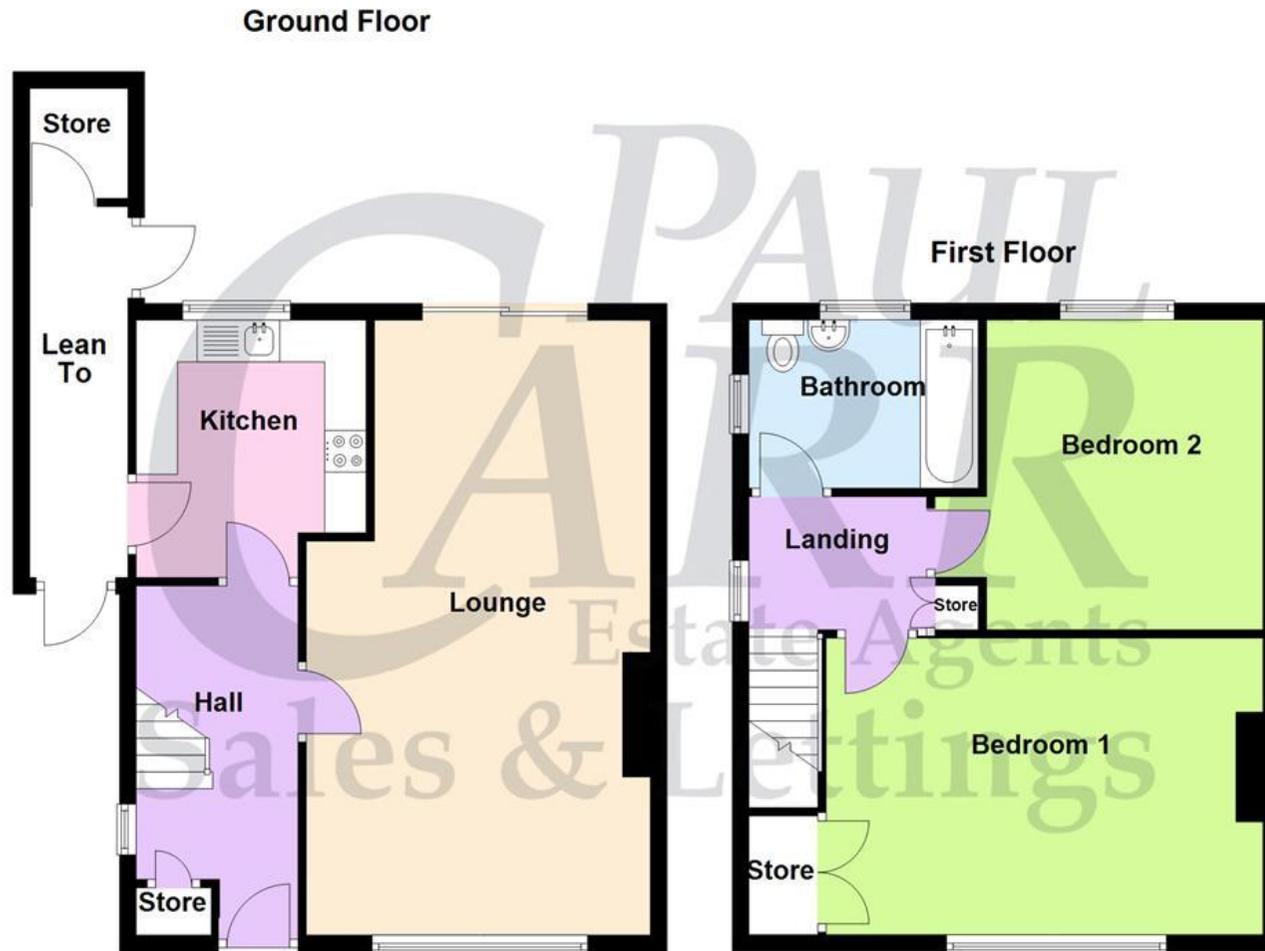
Services connected: Gas, Water, Drainage and Electrics

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

## Map Location

