



Beacon Road, Great Barr
Birmingham, B43 7BX

Offers in Excess of £240,000

Great Barr

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Paul Carr Estate Agents welcome to the market this beautifully presented family home located on the popular Beacon road bordering the Pheasey estate. Situated within walking distance of local shops, Barr Beacon secondary school and Pheasey/Park Farm primary.

This property is approached via a block paved driveway and entered through an enclosed porch.

The property opens out into a lovely open plan lounge with stylish panelling, laminate flooring, bay window to the front elevation and stairs up to the first floor. The rear kitchen offers a lovely modern selection of wall and base cabinets with modern counter tops over and a breakfast bar worktop centres the room. Space is afforded for built in appliances along with a built-in oven, microwave and electric hob. Flowing through nicely from the kitchen is a light and airy conservatory giving pleasant views towards the back of the house.

Heading upstairs to the first floor accommodation you are presented with three bedrooms, two of which are comfortable doubles and a reasonably well proportioned third bedroom.

The family shower room features a modern tiled suite, with large walk-in shower enclosure, wash hand basin, W.C. and a heated towel rail.

Externally, the rear garden offers a large decked patio with a lawn garden, fencing to the perimeters and a rear shed with further patio area.

Please do not hesitate to contact us to arrange a viewing.

* Please note this home has a Leasehold title currently with a 900 plus year lease and low ground rent of £9.00 per annum.





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:

Property Specification

STUNING THREE BEDROOM MID TERRACED
MODERN INTERIOR
OPEN PLAN LOUNGE
KITCHEN WITH BREAKFAST BAR
CONSERVATORY
KEY READY

Porch

Open Plan Lounge
15' 1" x 15' 9" (4.6m x 4.8m)

Kitchen & Diner
9' 10" x 15' 9" (3m x 4.8m)

Conservatory
8' 10" x 8' 10" (2.7m x 2.7m)

Bedroom Two
13' 1" x 11' 6" (4m x 3.5m)

Bedroom Three
10' 2" x 7' 10" (3.1m x 2.4m)

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

Shower Room
7' 1" x 5' 7" (2.17m x 1.7m)

Viewer's Note:

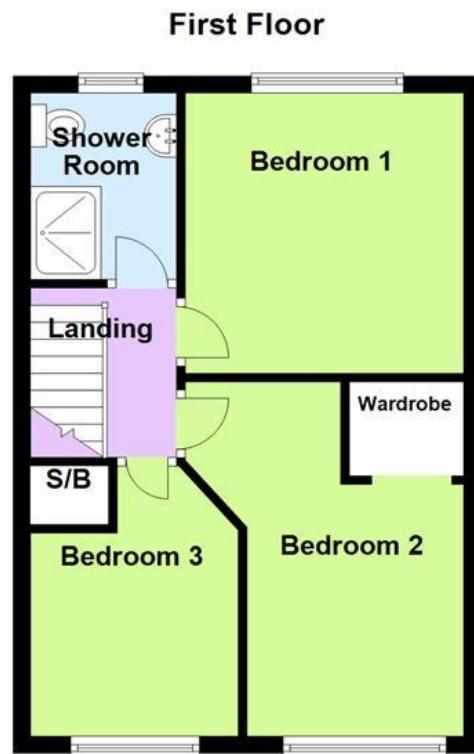
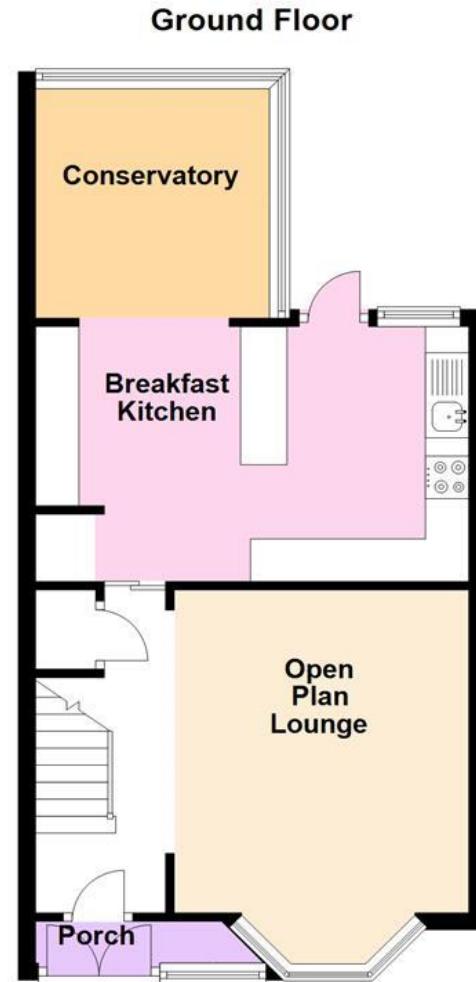
Services connected :mains electricity ,gas,water and drainage

Council tax band: B

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

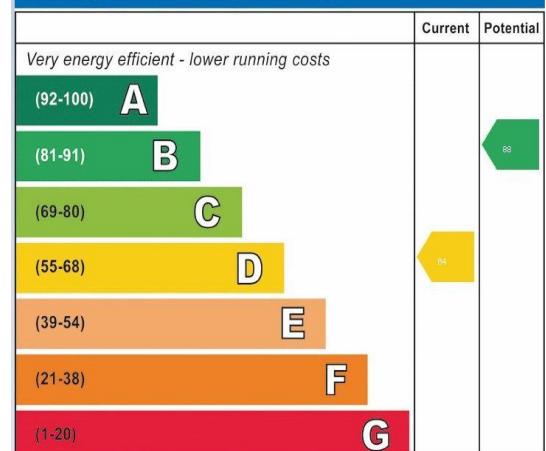
Floor Plan

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



Energy Efficiency Rating

Energy Efficiency Rating



Map Location

