



Calshot Road, Great Barr  
Birmingham, B42 2BS

**Offers in Excess of £180,000**

# Great Barr

Offers in Excess of £180,000



*We are pleased to offer this well-presented three-bedroom family home, set on the popular Calshot Road in Great Barr and ideally positioned for local schooling, everyday amenities and excellent transport links. The property is approached via a frontage that leads into a welcoming entrance hallway, setting the tone for the accommodation beyond.*

The ground floor boasts a generous through lounge, providing ample space for both living and dining, with sliding doors opening directly onto the rear garden – perfect for family life and entertaining. To the rear of the home sits a fitted kitchen, offering good worktop and storage space benefitting from extension.

Upstairs, the first floor provides three bedrooms, including two well-proportioned doubles and a further single room ideal as a child's bedroom, home office or nursery. The family bathroom is a modern suite being fully tiled and fitted with a bath, shower, WC and wash hand basin.

Externally, the property benefits from a private rear garden along with the added advantage of rear vehicular access, offering practical off-road parking.

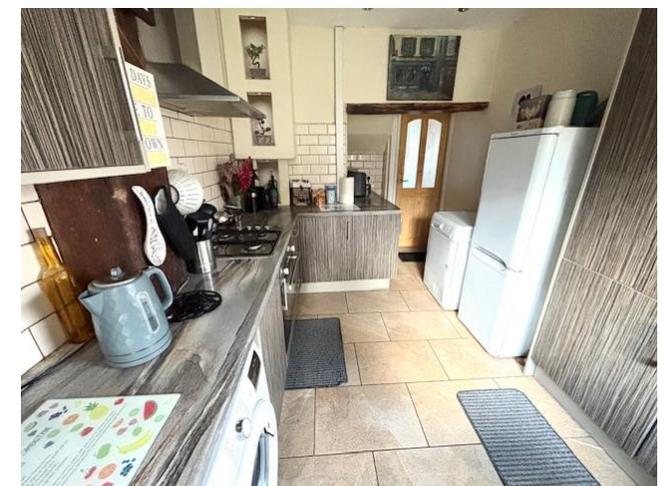
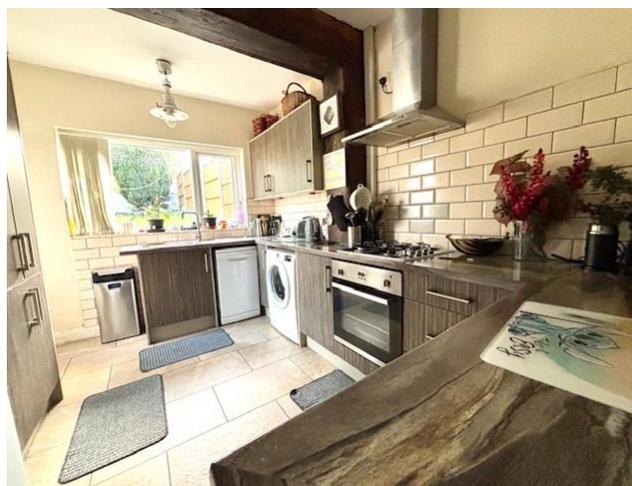
Overall, this is an excellent opportunity for families, first-time buyers or investors seeking a well-located home with solid proportions and further potential. Early viewing is highly recommended.

**This Property is Being sold by Paul Carr Secure Sale.**

**Secure Sale** is a faster and more secure way to sell or purchase a property, where the seller and the buyer commit to the transaction and an agreed fixed timescale.

A legal pack (including searches) will be created upfront and made available to any interested parties and passed to the conveyancers once a sale has been agreed. Please contact Paul Carr Estate Agents to view these documents.

When an offer is accepted, the buyer will be required to pay a non-refundable **Reservation Fee of £6,995** including VAT (in addition to the final negotiated selling price), sign a Reservation Form and agree the Terms and Conditions prior to solicitors being instructed. If you require a copy of these documents, or for further information, please contact the Paul Carr Team.





## Property Specification

BEING SOLD BY PAUL CARR SECURE SALE (BUY IT NOW Option Available) - Reservation Fee Applies  
THREE BEDROOM SEMI DETACHED  
DUAL ASPECT LOUNGE & DINER  
EXTENDED KITCHEN  
MODERN TILED BATHROOM

### Hallway

13' 1" x 5' 3" (4m x 1.6m)

Dual Aspect Lounge & Diner  
24' 7" x 9' 6" (7.5m x 2.9m)

### Kitchen

16' 5" x 8' 10" (5m x 2.7m)

### Landing

6' 7" x 5' 7" (2m x 1.7m)

### Bedroom One

11' 10" x 9' 2" (3.6m x 2.8m)

### Bedroom Two

12' 2" x 9' 6" (3.7m x 2.9m)

### Bedroom Three

7' 3" x 5' 7" (2.2m x 1.7m)

### Family Bathroom

6' 11" x 5' 3" (2.1m x 1.6m)

### 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:

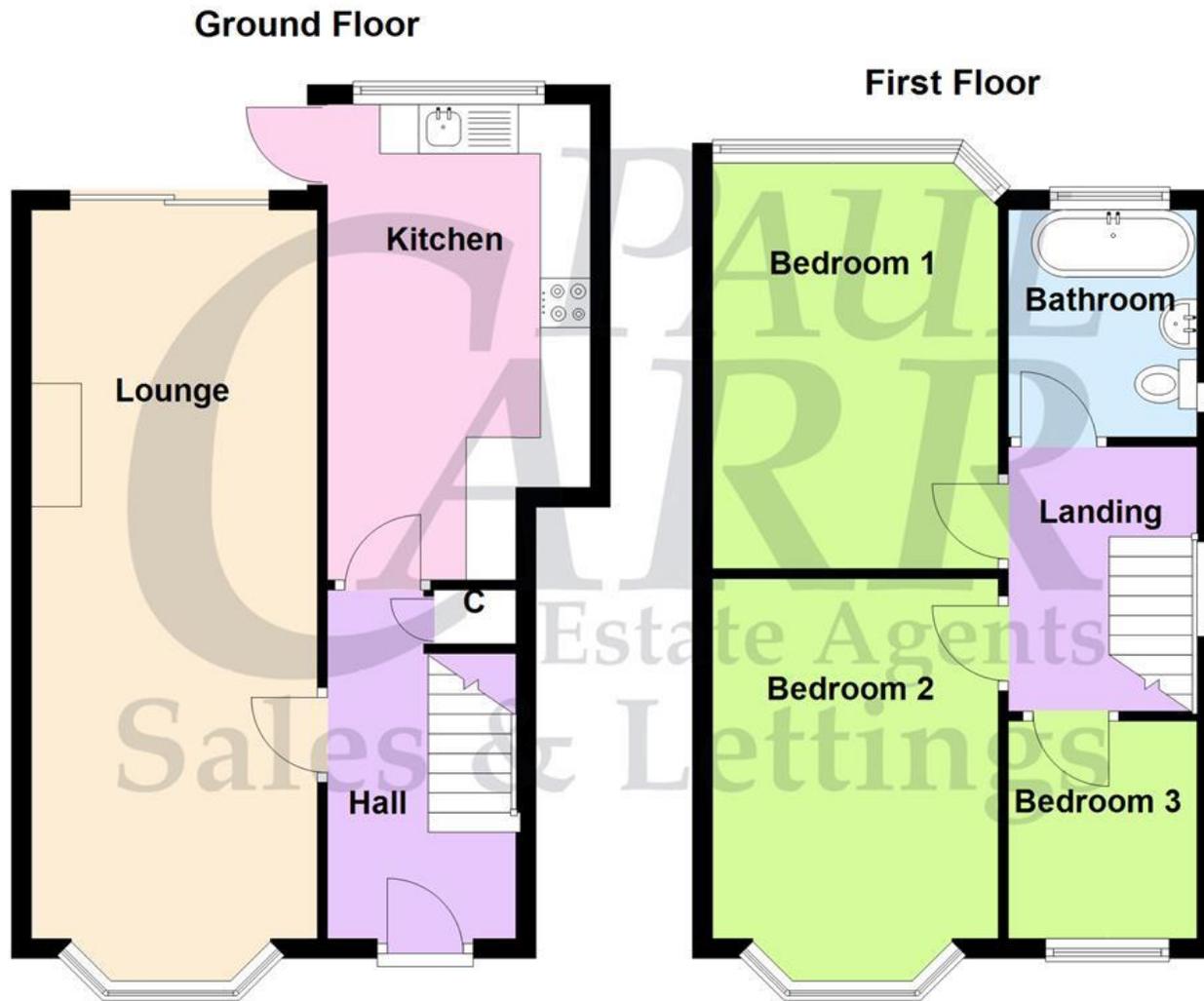
Identity Verification Fee - We are required by law to conduct anti-money laundering checks on all those buying a property as part of our due diligence. As agents acting on behalf of the seller, we are required to verify the identity of all purchasers once an offer has been accepted, subject to contract. 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.

### Viewer's Note:

Services connected: mains electricity, gas, water and drainage  
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		
69-80	C		78 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

## Map Location

