



Park Farm Road, Great Barr
Birmingham, B43 7QH

Offers Over £270,000

Great Barr

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Paul Carr Estate Agents are delighted to bring to market this three bedroom detached property on Park Farm Road located within Park Farm Estate of Great Barr, which offers excellent proximity to local schools and amenities.

Approached via off road parking and front garden, there is entrance through a secure porch.

Downstairs comprises of a through lounge/dining room with large bay window the front and sliding doors to the rear onto the garden. The kitchen is located to the rear with a traditional range of wall and base units.

The first floor comprises of three good size double bedrooms and a family shower room.

Externally, there is a well maintained rear garden which consists of low maintenance borders and the remainder is lawned.

The property benefits from being offered to market with no upward chain and offers a prime home to modernise and improve throughout.





Property Specification

THREE BEDROOM DETACHED
NO UPWARD CHAIN
OFF ROAD PARKING
THREE DOUBLE BEDROOMS
SCOPE TO EXTEND (STPP)

Lounge/Dining Room
25' 7" x 10' 10" (7.8m x 3.3m)

Kitchen
10' 2" x 10' 6" (3.1m x 3.2m)

Garage

Bedroom One
13' 9" x 11' 2" (4.2m x 3.4m)

Bedroom Two
10' 10" x 10' 6" (3.3m x 3.2m)

Bedroom Three
9' 6" x 11' 2" (2.9m x 3.4m)

Shower Room
5' 11" x 10' 2" (1.8m x 3.1m)

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:

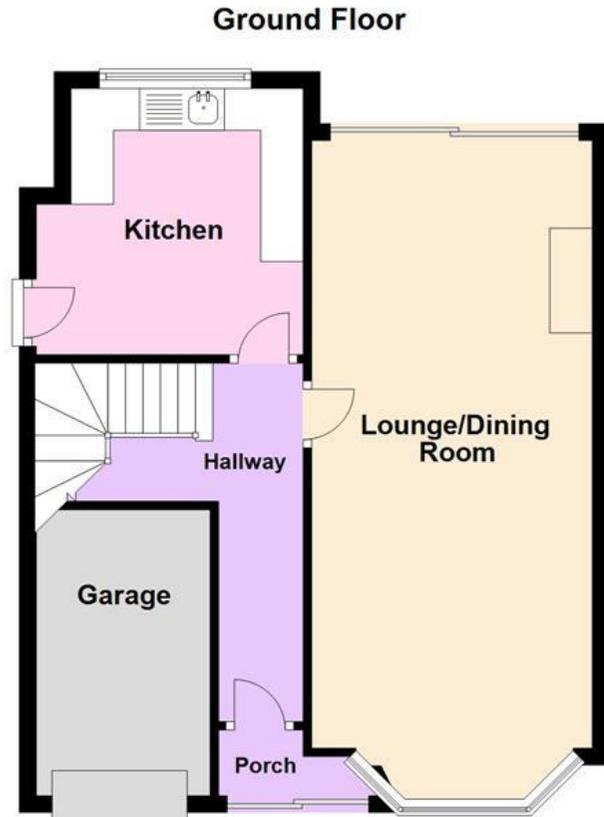
Services connected: mains electricity, gas, water and drainage

Council tax band: C

Tenure: Freehold

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		85
(69-80)	C		
(55-68)	D	60	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC

Map Location

