



Brackenfield Road, Great Barr
Birmingham, B44 9BJ

£225,000

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Paul Carr Estate Agents are delighted to bring to market this three bedroom mid terraced home on the popular Brackenfield Road in Great Barr, offering excellent proximity to local schools and shops.

The property is approached via a double block paved driveway providing off road parking.

Entering through a secure porch, you are welcomed into the property. The hallway has stairs off to the first floor, a handy under stairs storage cupboard and door entering into the lounge. The living room offers a good size space with front bay window, chimney breast with fireplace, decorative wallpaper and light coloured carpets. The kitchen/ dining room spans the rear of the property and offers a lovely modern range of wall and base cabinets, central island ideal for breakfast time and entertaining, space for appliances and double patio doors out into the garden.

To the first floor, there are three good size bedrooms and family bathroom. The family bathroom offers a part tile suite with bathtub and overhead shower, hand wash basin and low level W.C.

Externally, there is a low maintenance garden with concrete print patio, two garden sheds, fencing to the perimeters and gated access to the shared side passage.

Brought to the market with no upward chain making this ideal first time or investment purchase.





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

THREE BEDROOM
MID TERRACE
BLOCK PAVED DRIVEWAY
LOVELY KITCHEN DINER
LOW MAINTENANCE GARDEN

Hallway
11' 6" x 5' 7" (3.5m x 1.7m)

Lounge
15' 3" x 9' 10" (4.65m x 3m)

Kitchen & Diner
10' 10" x 15' 9" (3.3m x 4.8m)

First Floor Landing
6' 3" x 5' 7" (1.9m x 1.7m)

Bedroom One
11' 2" x 11' 10" (3.4m x 3.6m)

Bedroom Two
13' 1" x 11' 10" (4m x 3.6m)

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

Bathroom
7' 7" x 5' 7" (2.3m x 1.7m)

Viewer's Note:

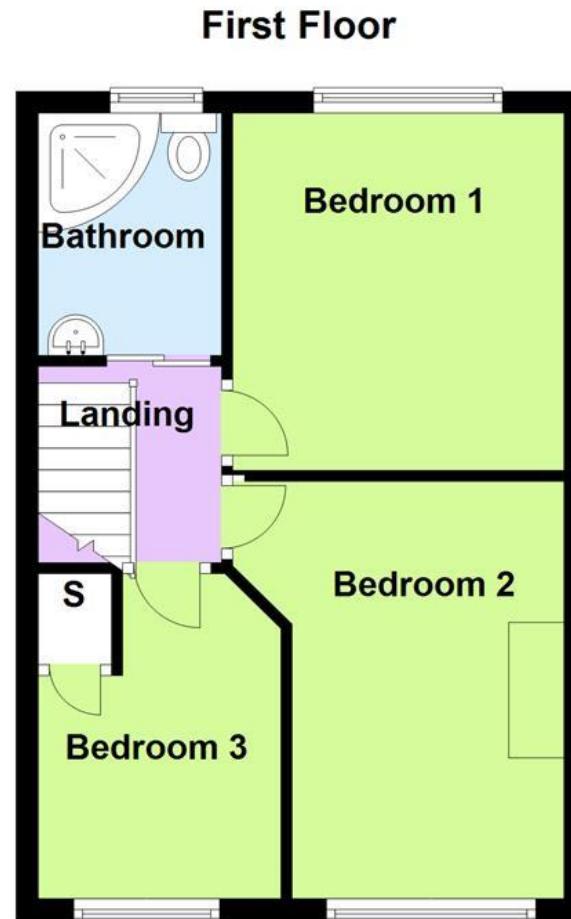
Services connected: mains electricity, gas, water and drainage

Council tax band: B

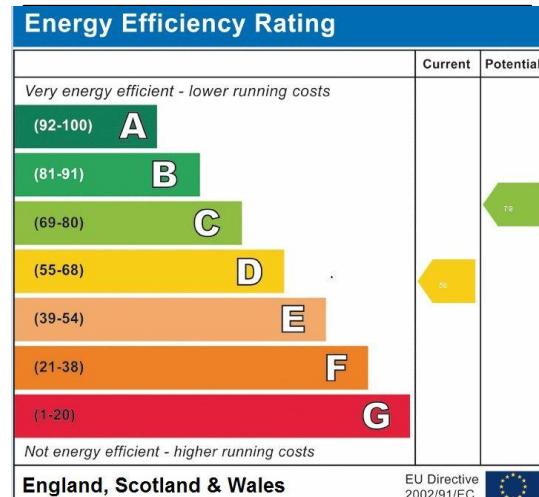
Tenure: Freehold

Floor Plan

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



Energy Efficiency Rating



Map Location

