



Brackenfield Road, Great Barr  
Birmingham, B44 9BJ

**£225,000**



# Great Barr

£225,000



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.

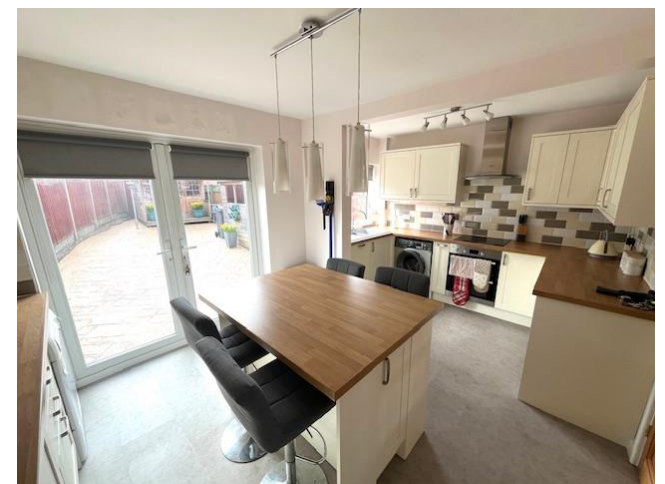
The property is approached via a double block paved driveway providing off road parking.

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.







## 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)

### 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

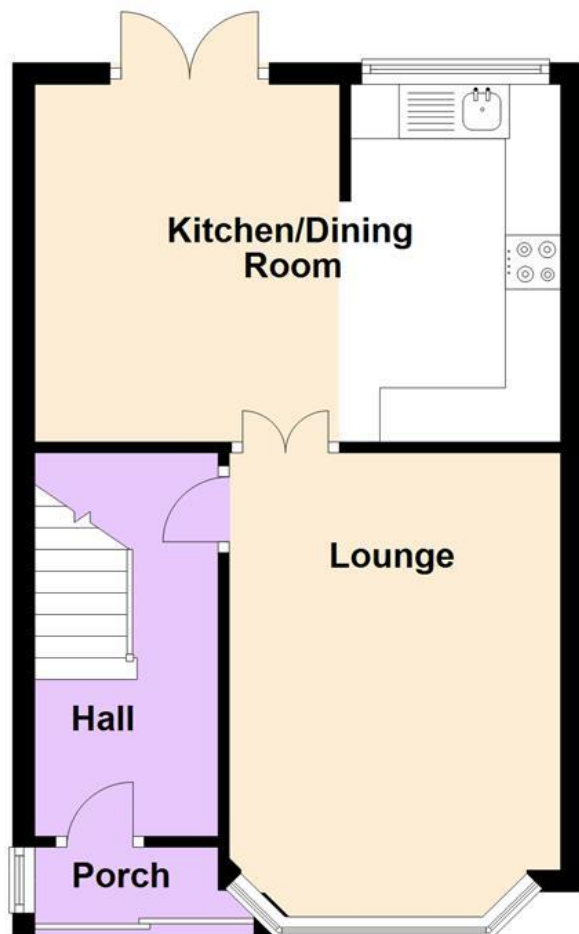
Council tax band: B

Tenure: Freehold

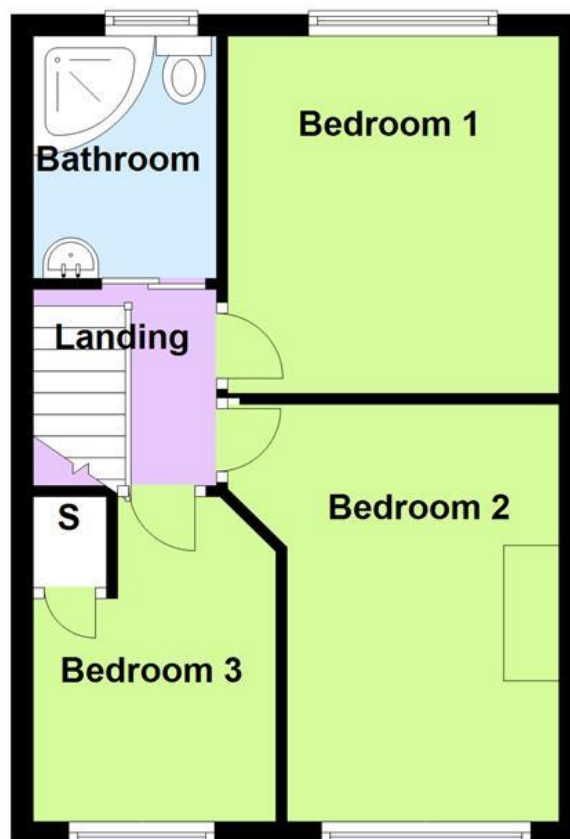
# Floor Plan

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

## Ground Floor



## First Floor



## Energy Efficiency Rating

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

## Map Location

