



Bradfield Road, Great Barr  
Birmingham, B42 2RT

**Offers Over £185,000**



# Great Barr

Offers Over £185,000



Paul Carr Estate Agents are delighted to bring to market this two bedroom mid-terraced property located on Bradfield Road, a quiet cul de sac within Great Barr. The location provides good access for transport links and is within walking distance of local schools and shops.

The property is approached via block paved driveway and entry through a secure porch.

Downstairs comprises of an open plan layout, with living room to the front with large bay window and kitchen/dining area overlooking the garden. The kitchen offers a modern range of wall and base units, with integrated microwave, oven with gas hob and integrated fridge/freezer.

The first floor offers two good size bedrooms, with the main bedroom being extremely generous proportions.

The family bathroom offers a white suite, with bathtub and overhead shower, low level W.C. and hand wash basin.

Externally, there is a fantastic size rear garden with patio area and the remainder laid to lawn.

Viewing is highly recommended on this ideal starter home or investment opportunity.







## Property Specification

TWO BEDROOM MID TERRACED  
OPEN PLAN LAYOUT  
GENEROUS BEDROOM SIZES  
MODERN KITCHEN AND BATHROOM  
LARGE REAR GARDEN

**Living Room**  
14' 9" x 9' 6" (4.5m x 2.9m)

**Kitchen/ Dining Area**  
9' 10" x 13' 9" (3.0m x 4.2m)

**Bedroom One**  
13' 1" x 11' 10" (4.0m x 3.6m)

**Bedroom Two**  
10' 6" x 9' 10" (3.2m x 3.0m)

**Bathroom**  
6' 11" x 4' 11" (2.1m x 1.5m)

### 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: 16th March 2023

### Viewer's Note:

Services connected: mains electricity, gas, water and drainage

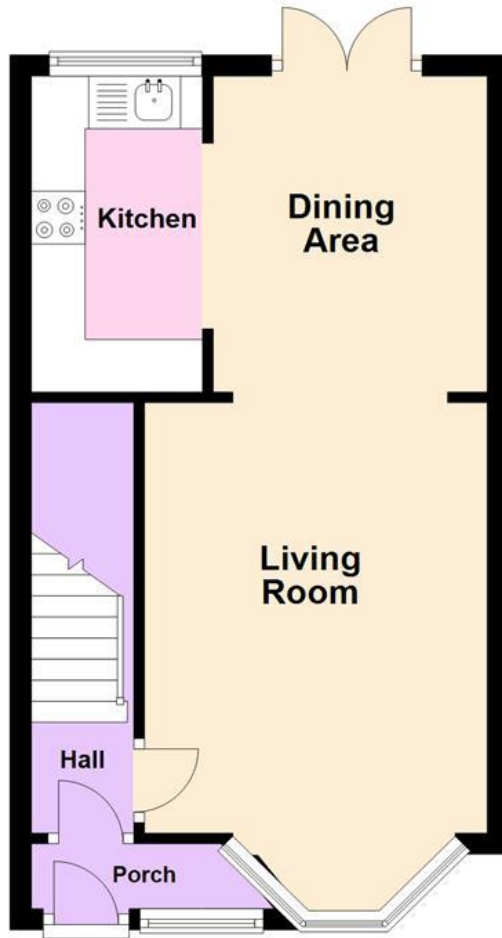
Council tax band: B

Tenure: Freehold

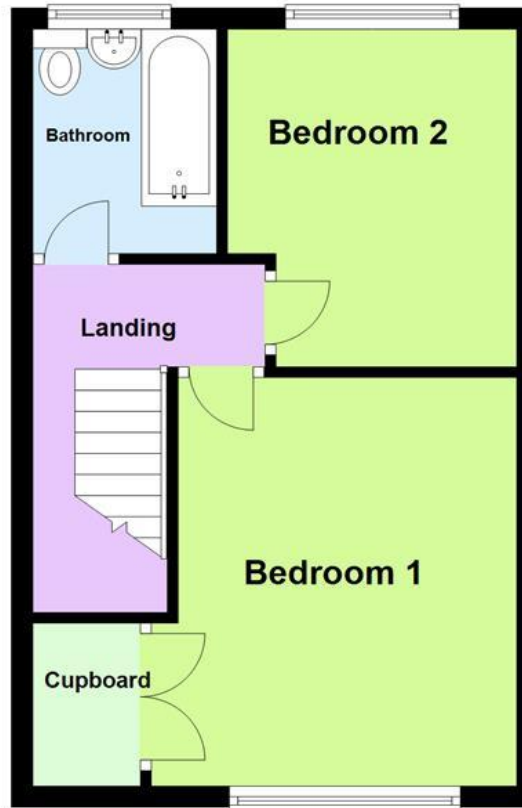
# Floor Plan

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

