



Cattermole Grove, Great Barr
Birmingham, B43 7EH

£190,000

Great Barr

£190,000



This three bedroom mid terrace property is situated on a quiet cul-de-sac off the Queslett road in Great Barr in close proximity to local amenities and the popular Pheasey residential estate offering good local schools.

The property is approached via a paved roadside frontage and front lawn with a pathway leading to the front porch and internal entry. Upon entry the hallway has a staircase leading up to the first floor accommodation and doors into the dining room. The dining area offers a well presented room with laminate flooring, space for table and chairs, sliding patio door to the garden and doors into both the kitchen and front lounge. The living room benefits from an attractive bay window, carpets, fireplace and surround. The fitted kitchen completes the downstairs accommodation and comprises of a range of wall and base units with worktops over, sink and drainer with splash back tiles, space for integrated appliances, laminate flooring and rear door out into the garden.

On the first floor the landing leads to three bedrooms two being doubles front and rear with bedroom two benefitting from fitted wardrobe space and a good size third bedroom including stair box storage with aspect to the front.

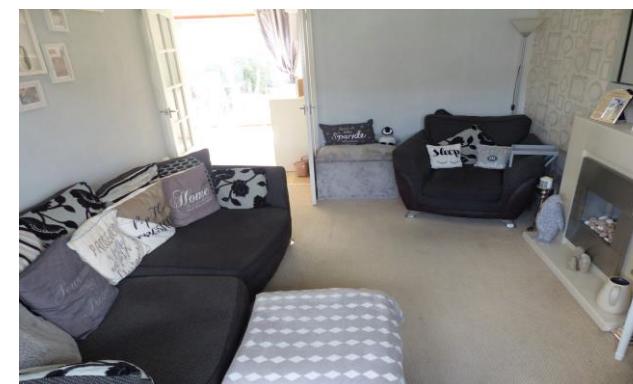
The family bathroom comprises of a mainly tiled suite including bath with shower over, low level W.C and hand wash basin.

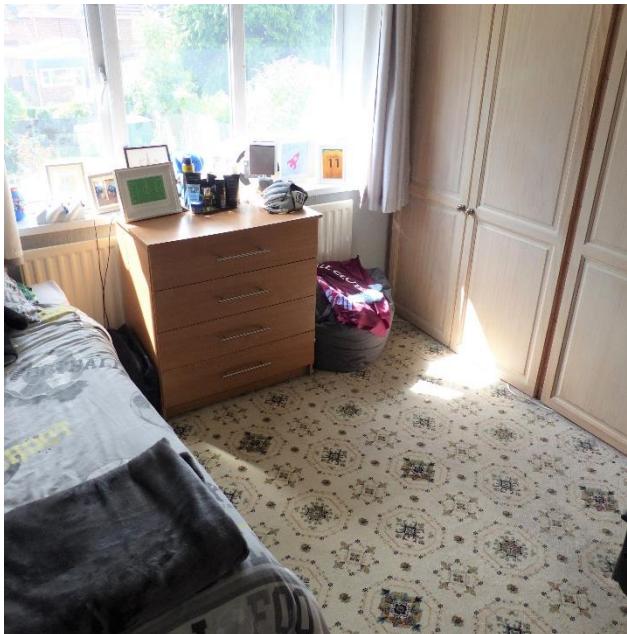
Externally the rear garden offers a nice size grass lawn, with tall hedges and fences to the perimeters and a pleasant South West facing aspect giving plenty of natural sunlight.

Perfectly suited for first time buyers and investors an internal viewing is highly recommended at your earliest convenience to appreciate the accommodation on offer.

Further Key Points -

On Street parking within the cul-de-sac with spaces directly in front of the property
Central Heating and Double Glazing
Leasehold Title approx 940 years remaining





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
QUIET CUL DE SAC POSITION
FRONT RECEPTION ROOM
DINING ROOM WITH SEPERATE KITCHEN
SOUTH WEST REAR GARDEN

Hallway

Living Room
15' 1" x 9' 10" (4.6m x 3m)

Dining Room
11' 2" x 9' 10" (3.4m x 3m)

Kitchen
10' 10" x 5' 7" (3.3m x 1.7m)

Landing

Bedroom One
13' 1" x 9' 6" (4m x 3.6/2.9m)

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

Bedroom Three
9' 6" x 7' 10" (2.9m max x 2.4m max)

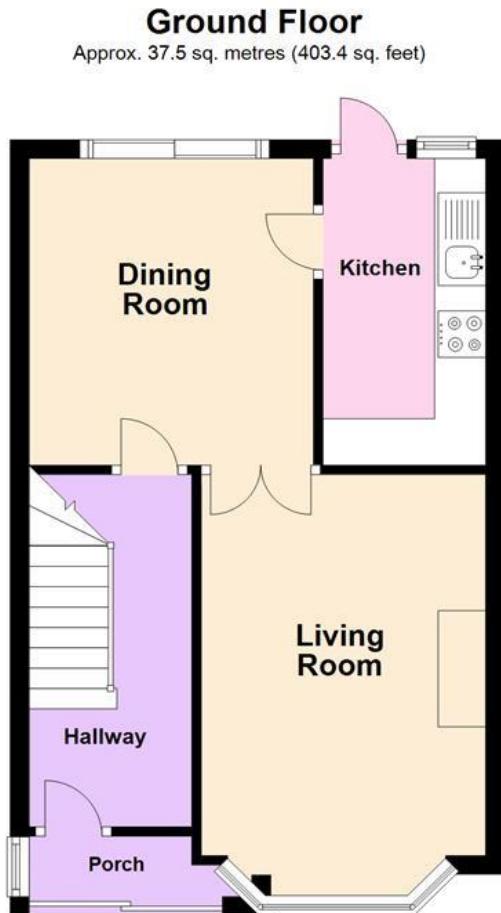
Bathroom
5' 7" x 5' 3" (1.7m x 1.6m)

Viewer's Note:

Services connected: mains electricity, gas, water and drainage
Council tax band: B
Tenure: Leasehold - 940 years remaining
Ground Rent: £20 per annum

Floor Plan

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



Total area: approx. 76.6 sq. metres (824.2 sq. feet)

Energy Efficiency Rating

**New
Instruction
Awaiting
E.P.C.**

Map Location

