



Castleton Road, Great Barr  
Birmingham, B42 2RU

**Auction Guide Price £190,000**



# Great Barr

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*Welcome to this superior end-of-terrace home, where thoughtful design meets excellent convenience. This attractive property features an extension over the garage, creating three generously sized bedrooms in total.*

## Key Features Include:

- **Prime Location:** Situated on the popular Beeches Estate along Castleton Road on a quiet street, you'll enjoy a short walk to local schools, shops, and the M6 motorway network.
- **Inviting Entrance:** A wide plot welcomes you with a private slabbed driveway, flanked by tidy front lawns that lead to the front porch and integral garage.
- \* **Spacious Living:** Inside, a dual-aspect lounge offers two reception areas—ideal for a seating room and a rear dining area—while a compact kitchen equipped with base and wall cabinets opens to a sunroom, providing extra space and garden views.
- \* **Comfortable Bedrooms:** Upstairs, the landing leads to three well-proportioned bedrooms, including a master with built-in wardrobe space and an extended room over the garage.
- **Bathroom:** The family bathroom is complete with a bath and overhead shower, WC, and wash hand basin. Can be upgraded to suit owners taste
- **Outdoor Appeal:** The rear garden features a block paved patio, a manageable grass lawn, and perimeter fencing. Additional convenience is offered by a side garage, a rarity in this style of home.

Overall, this property represents an exciting opportunity for families and investors seeking a unique home with exceptional potential in a highly desirable area.

This Property is Being sold by Paul Carr Modern Auction. Modern Auction is a faster and more secure way to sell or purchase a property, where the seller and the buyer commit to the transaction and an agreed fixed timescale. A legal pack (including searches) will be created upfront and made available to any interested parties and passed to the conveyancers once a sale has been agreed. Please contact Paul Carr Estate Agents to view these documents. When an offer is accepted, the buyer will be required to pay a **non-refundable Reservation Fee of £6,875 including VAT** (in addition to the final negotiated selling price), sign a Reservation Form and agree the Terms and Conditions prior to solicitors being instructed. If you require a copy of these documents, or for further information, please contact the Paul Carr Team.







## Property Specification

EXTENDED THREE BEDROOM HOME  
END TERRACE  
SPACIOUS FRONTAGE & PRIVATE DRIVEWAY  
DUAL ASPECT LOUNGE & DINER  
MANAGEABLE GARDEN

Porch 2' 7" x 4' 7" (0.8m x 1.4m)

Lounge 15' 9" x 11' 2" (4.8m x 3.4m)

Reception Room 11' 6" x 8' 2" (3.5m x 2.5m)

Kitchen 10' 6" x 5' 11" (3.2m x 1.8m)

Sun Room 7' 7" x 11' 2" (2.3m x 3.4m)

Bedroom One 13' 1" x 10' 10" (4m x 3.3m)

Bedroom Two 16' 9" x 9' 2" (5.1m x 2.8m)

Bedroom Three 10' 6" x 8' 6" (3.2m x 2.6m)

Family Bathroom 7' 7" x 5' 3" (2.3m x 1.6m)

Garage 19' 0" x 9' 2" (5.8m x 2.8m)

### Agent's Note:

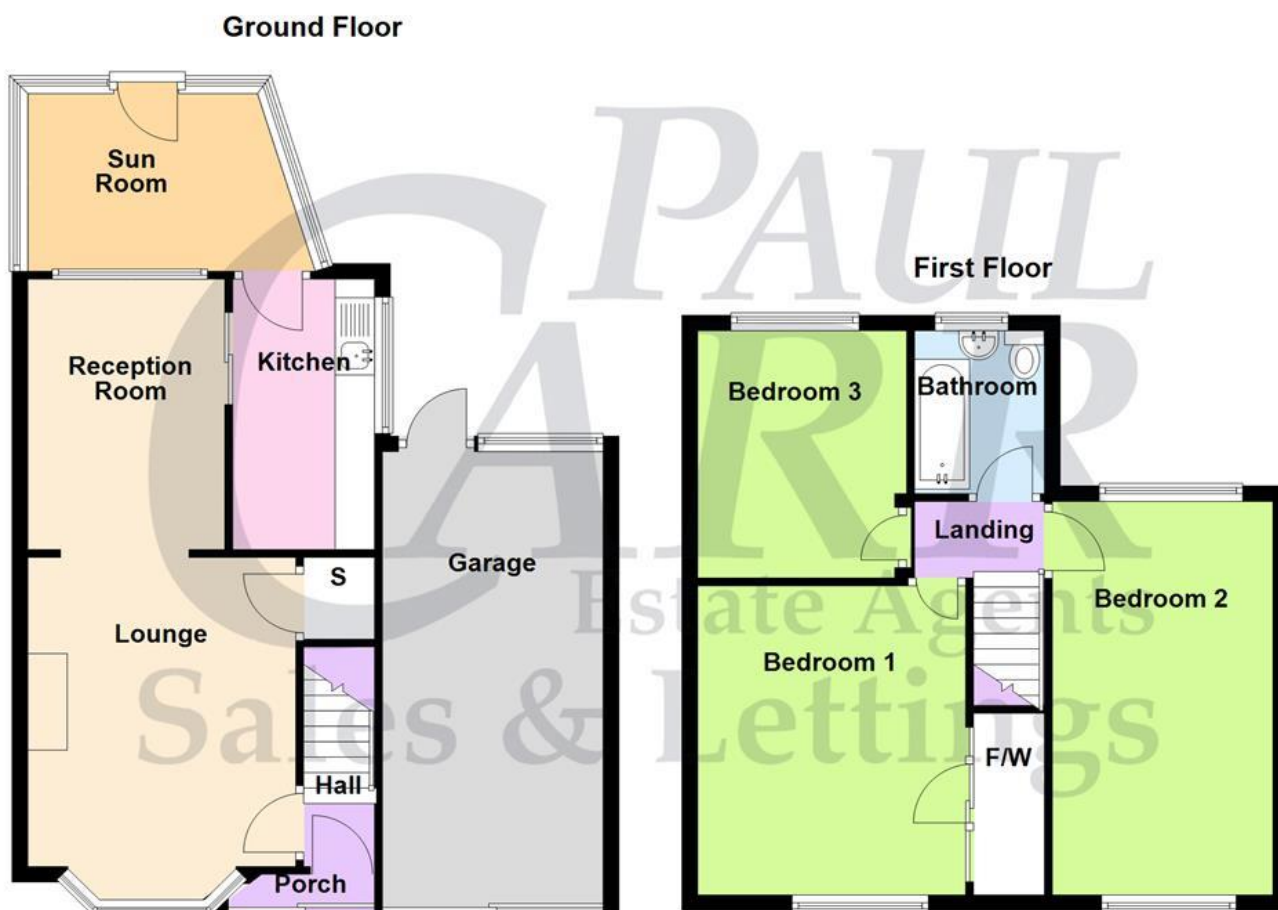
Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or 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 years remaining, lease from

# Floor Plan

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



## Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

## Map Location

