



Beeches Road, Great Barr
Birmingham, B42 2QP

Offers Over £225,000

Great Barr

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Paul Carr Estate Agents are delighted to bring to market this three bedroom end terrace home located on Beeches road within Great Barr, the property is within walking distance of primary and secondary schools.

Approached via a spacious block paved driveway providing off road parking, there is internal access through a secure porch. Upon entry you are welcomed into a lovely open plan lounge area which offers a bay window, central marble fireplace, stairs to the first floor and under stairs storage cupboard. The kitchen and dining area benefits from Karndean flooring and a range of high quality modern wall and base units with counter tops over, one and a half bowl stainless steel sink and drainer overlooking the garden, integrated appliances including washing machine, tall fridge/freezer, hob, extractor fan, microwave and hide and slide single oven. To the side of the kitchen is space for dining table and chairs and French doors out to the garden.

To the first floor, there are 3 bedrooms, two comfortable doubles with fitted wardrobes and storage. A smaller but reasonable size third with built-in storage over the stairs. The family shower room offers a modern finish with quadrant shower enclosure, wash hand basin with storage cabinets underneath, low level W.C and a heated handrail.

Externally, there is a beautifully presented South facing garden, with attractive patio, artificial lawns, tidy shrub borders, fish pond, fencing to the perimeters and access to the garage.

The garage offers excellent additional storage and great potential to extend above (subject to planning permission).

An internal viewing is recommended on this high quality home.





Property Specification

STUNNING THREE BEDROOM HOME
END TERRACE
MODERN INTERIORS
OPEN PLAN KITCHEN & DINER
SOUTH FACING GARDEN

Porch

Living Room 4.87m (16') x 4.84m (15'11")

Store

Kitchen/Diner 4.82m (15'10") x 3.30m (10'10")

Garage 4.22m (13'10") x 2.00m (6'7")

Bathroom 2.23m (7'4") x 1.81m (5'11")

Bedroom 2 3.31m (10'10") x 2.23m (7'4")

Bedroom 1 2.73m (8'11") x 2.37m (7'9")

Bedroom 3 2.74m (9'0" max x 2.06m (6'9")

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: 27th March 2023

Viewer's Note:

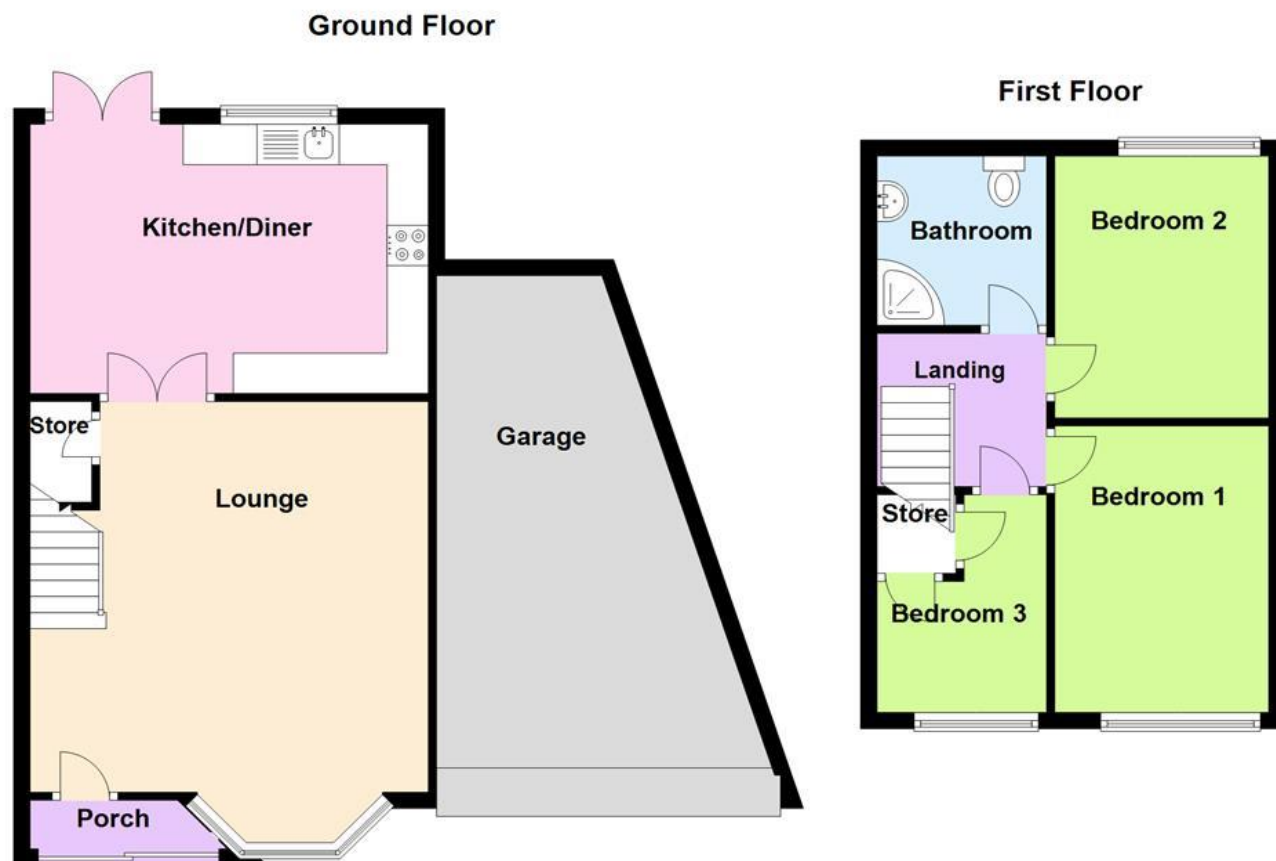
Services connected: mains electricity, gas, water and drainage

Council tax band: C

Tenure: Freehold

Floor Plan

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



Energy Efficiency Rating

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		85
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Map Location

