



Castleton Road, Great Barr  
Birmingham, B42 2RS

Offers Over £190,000

# Great Barr

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*Welcome to Castleton Road, Great Barr - an extended two-bedroom end-terrace offering generous living space, practical features and excellent potential, all within close reach of local amenities, reputable schools and convenient transport links.*

*Set back from the road, the property benefits from off-road parking for multiple vehicles, a major advantage for households with more than one car.*

A secure porch provides added privacy and security before entering the main home. The entrance door opens into a well-proportioned lounge, enhanced by a bay window that allows natural light to flood the space. There is useful under-stairs storage, ideal for keeping everyday items neatly tucked away while maintaining a clean and uncluttered living area. Double doors lead through to the extended dining room, creating an excellent flow for both day-to-day living and entertaining. The extension provides additional square footage, making this a versatile space for formal dining or family gatherings. Off the dining area is a convenient utility space, offering practicality and separation for laundry appliances. The kitchen, positioned within the extended section, offers a good footprint and strong potential. While it would benefit from modernisation, the layout provides ample scope to create a contemporary culinary hub tailored to personal taste.

Upstairs, the main bedroom is a generous double room complete with built-in storage and ceiling spotlights, delivering both functionality and a modern finish. Bedroom two is also a comfortable double room, enjoying pleasant rear views over the garden. The shower room has been recently replaced and features a contemporary walk-in shower, stylish grey tiling, hand wash basin and W.C, providing a fresh and updated feel.

Externally, the rear garden offers excellent proportions. A decking area immediately to the rear of the property is perfect for garden furniture and outdoor dining, while the lawned section beyond provides additional space for relaxation, play or landscaping potential.

Positioned on Castleton Road in the heart of Great Barr, the property enjoys close proximity to everyday amenities, well-regarded schools and accessible transport connections, making it an ideal purchase for first-time buyers, downsizers or investors alike. This is a well-located home with valuable extensions and scope to add further value – viewing is highly recommended.





## Property Specification

EXTENDED DINING ROOM  
EXTENDED KITCHEN  
OFF ROAD PARKING  
TWO DOUBLE BEDROOMS  
SHOWER ROOM

### Porch

1.59m (5'3") x 1.15m (3'9")

### Lounge Area

5.74m (18'10") x 5.61m (18'5")

### Extended Dining Room

4.43m (14'6") x 2.43m (8')

### Utility

3.02m (9'11") x 1.73m (5'8")

### Extended Kitchen

3.27m (10'9") x 3.11m (10'2")

### Shower Room

2.31m (7'7") x 1.58m (5'2") plus 0.25m (0'10") x 0.25m (0'10")

### Bedroom 1

13' 8" x 13' 11" (4.16m x 4.24m)

### Bedroom 2

3.22m (10'7") x 2.57m (8'5")

### 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:

Identity Verification Fee - We are required by law to conduct anti-money laundering checks on all those buying a property as part of our due diligence. As agents acting on behalf of the seller, we are required to verify the identity of all purchasers once an offer has been accepted, subject to contract. The initial checks are carried out on our behalf by Lifetime Legal. A non-refundable administration fee of £40 + VAT (£48 including VAT) applies which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us issuing a memorandum of sale, directly to Lifetime Legal, and is non-refundable.

### Viewer's Note:

Services connected: mains electricity, gas, water and drainage  
Council tax band: A  
Tenure: Freehold

# Floor Plan

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



# Energy Efficiency Rating

# Map Location

