



98 Calshot Road, Great Barr
Birmingham, B42 2BU

£195,000

Great Barr

£195,000



Calshot Rd is a traditional & well presented three bedroom semi detached property located in the popular Perry Beeches area close to all local amenities, popular schools, public transport and motorway links.

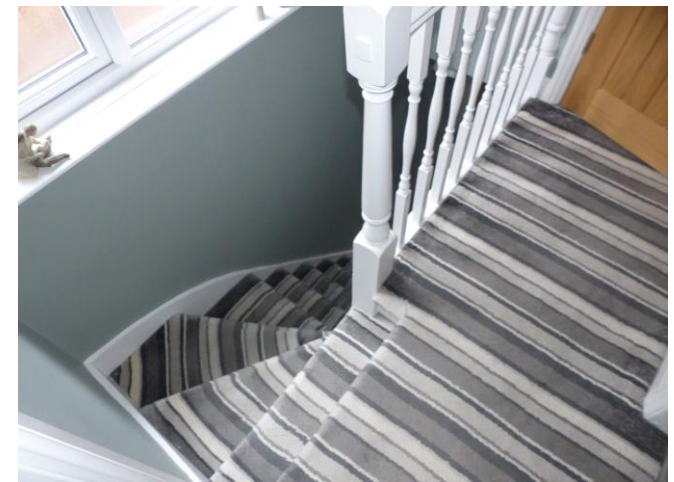
Approached via a driveway offering private parking & leading up to a secure front porch & entry. Internally the hallway has stairs off to the first floor and has doors off into the lounge & diner and kitchen. The through lounge & diner is a attractive room with dining area to the front of the property featuring laminate wood flooring, space for table & chairs, circular bay to the fore and opening out at the rear into the lounge. The lounge is tastefully decorated with carpets, chimney breast with fireplace and patio doors out into the garden.

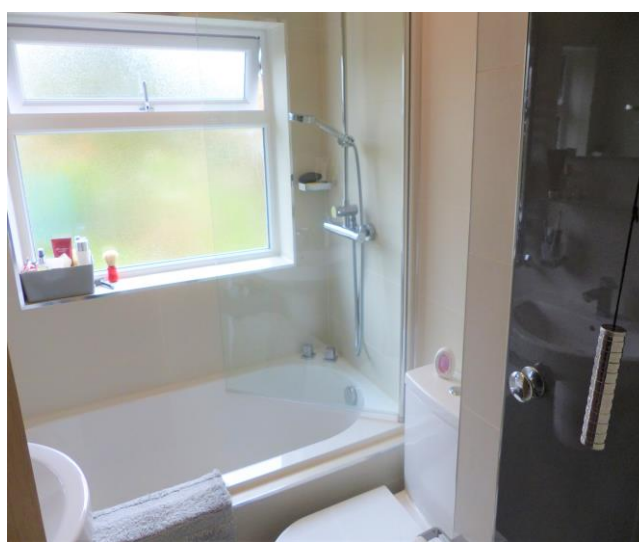
Back out into the hallway the property leads into the kitchen which offers a fitted range of wall & base cabinets, worktops, gas hob & overhead extractor, sink & drainer, metro tile splashbacks and door out into the garden.

Travelling onto the first floor the landing leads to all rooms including two spacious double bedrooms with front and rear aspect and a smaller third bedroom. The family bathroom consists of a contemporary suite with bath & shower over, low level W.C, wash hand basin & storage cupboard.

Externally the rear garden is of a very generous size mainly laid to lawn with mature hedges & trees and fencing to the perimeters. Additionally the property offers central heating and new windows fitted approximately 18 months ago.

This property would perfectly suit first time and investment purchasers and internal viewing is highly recommended to fully appreciate the accommodation on offer.





Property Specification

Three Bedroom
Traditional Semi Detached
Modern Interior
Through Lounge & Diner
Private Driveway

Hallway 9' 10" x 5' 10" (3m x 1.77m)

Dining Room 9' 10" x 9' 5" (3m x 2.87m)

Lounge 10' 9" x 9' 5" (3.27m x 2.87m)

Kitchen 11' 5" x 8' 0" (3.47m x 2.43m)

Landing 6' 3" x 6' 3" (1.9m x 1.9m)

Bedroom One 9' 10" x 9' 4" (3m x 2.85m)

Bedroom Two 10' 9" x 9' 5" (3.27m x 2.87m)

Bedroom Three 6' 11" x 5' 3" (2.1m x 1.6m)

Bathroom 6' 3" x 5' 3" (1.9m x 1.6m)

Agent's Note:

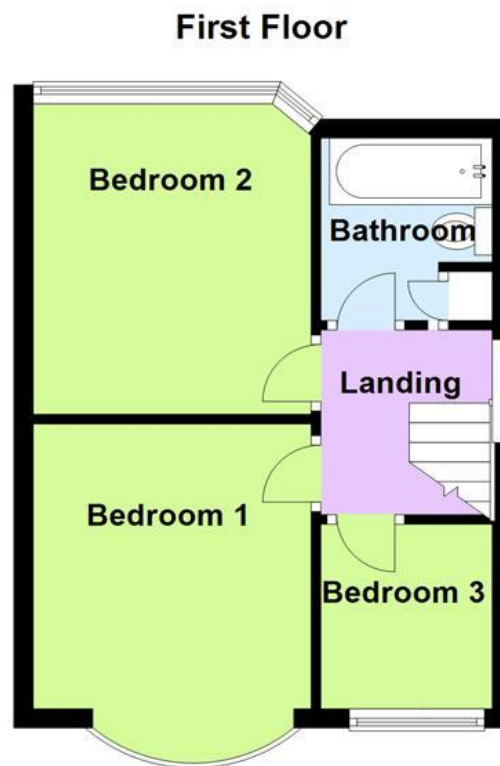
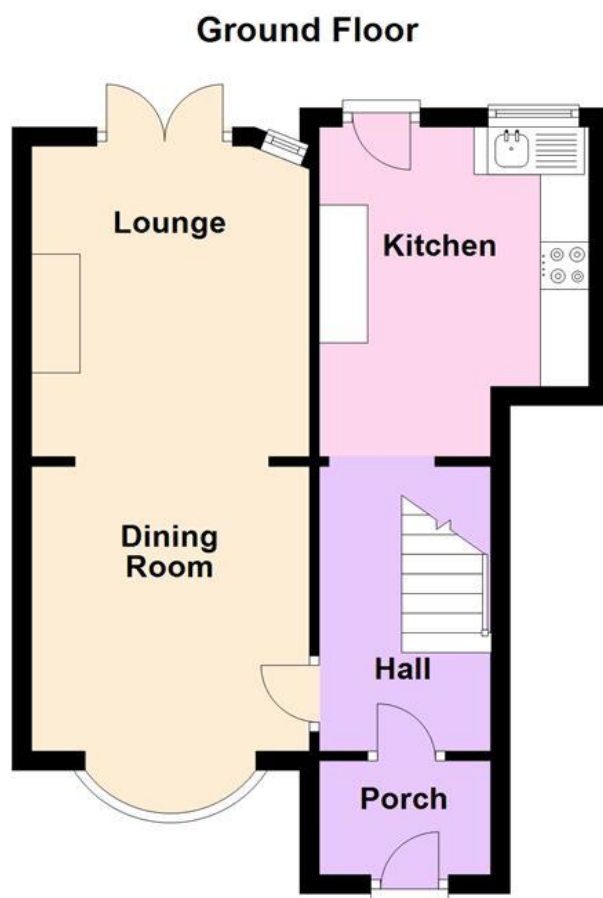
Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or 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: 2nd March 2021

Viewer's Note:

Services connected: Gas, electric, 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



Energy Efficiency Rating

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		85
(81-91) B		
(69-80) C		
(55-68) D		48
(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

