



Curbar Road, Great Barr  
Birmingham, B42 2AY

£190,000

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Paul Carr brings to market this three bedroom terraced property ideal for first-time buyers or investors and is located on the popular Beeches Estate, ideally suited for schooling for children of all ages, transport links and good road links.

The property is approached via a lawned front garden with a path leading to the front door.

Once through the front door a pleasant hallway with access to the first floor and doors leading to the lounge with bay window to the front. To the rear of the property is a well presented kitchen/diner which briefly comprises a good selection of kitchen units with worksurfaces over having an inset sink unit with drainer, integrated electric hob with oven under, there is space and plumbing for a washing machine and space for further appliances. There are full height storage cupboards and one of these also houses the boiler. From the kitchen a door leads into the rear garden.

On the first floor are two double bedrooms plus a single bedroom and the family bathroom which comprises bath with mixer shower tap over, w.c and wash hand basin.

To the rear of the property is a good sized garden with patio area to the front with path leading to the lawn having fenced borders

Viewing is recommended to appreciate the property on offer.



# Property Specification



## 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:

MID TERRACED HOUSE  
THREE BEDROOMS, TWO BEING DOUBLE  
FAMILY BATHROOM  
FRONT LOUNGE  
KITCHEN/DINER

**Entrance Hallway**  
12' 0" x 5' 6" (3.67m x 1.67m)

**Lounge**  
12' 0" x 9' 11" (3.66m x 3.03m)

**Kitchen/Diner**  
15' 9" x 9' 10" (4.79m x 2.99m)

**Bedroom One**  
12' 0" x 10' 9" (3.66m x 3.27m)

**Bedroom Two**  
9' 10" x 11' 5" (3.0m x 3.49m)

**Bedroom Three**  
7' 2" x 6' 9" (2.18m x 2.06m)

**Bathroom**  
6' 9" x 6' 0" (2.06m x 1.82m)

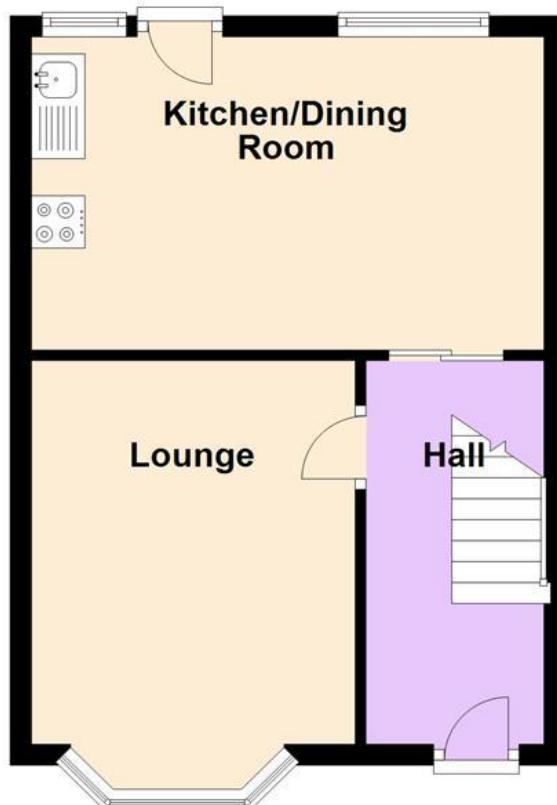
## Viewer's Note:

Services connected: mains electricity, gas, water and drainage  
Council tax band: A  
Tenure: Leasehold - approx. 900 years unexpired  
Ground Rent: £9 per annum

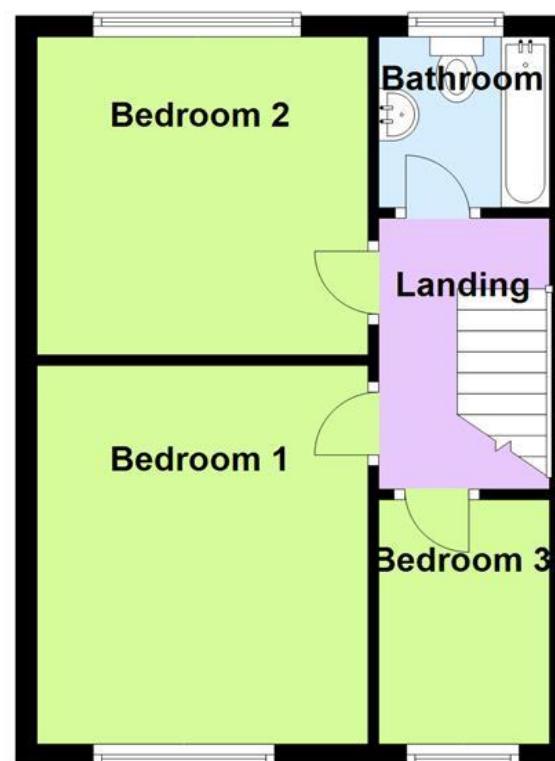
# Floor Plan

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

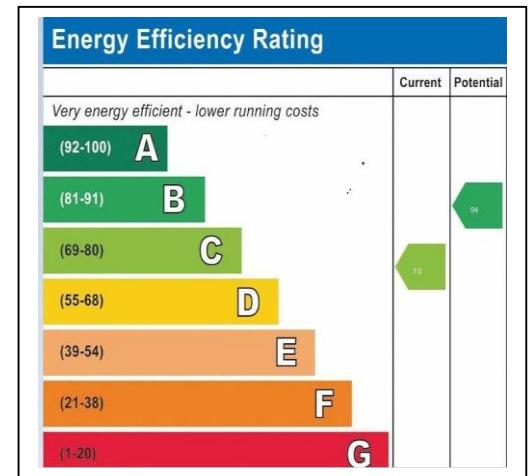
## Ground Floor



## First Floor



## Energy Efficiency Rating



## Map Location

