



Vicarage Close, Great Barr
Birmingham, B42 2QU

£150,000

Great Barr

£150,000



We are delighted to bring to the market this beautifully presented ground-floor maisonette, finished to an impeccable show-home standard and situated in the heart of Great Barr, offering convenient access to a range of local amenities.

Approach and Interior Layout

Accessed via a shared pathway, the property welcomes you into a spacious and inviting hallway, complete with a handy storage cupboard featuring double-opening doors. The hallway leads into a cosy lounge and dining area, bathed in natural light from a large window, with a seamless opening into a contemporary fitted kitchen. The kitchen boasts integrated appliances and a sleek, modern design. The property offers two generously sized bedrooms, both featuring fitted hanging rails and ample space for additional wardrobes or storage solutions. The shower room is a standout feature, showcasing a stylish, modern suite with patterned flooring and a spacious walk-in shower. Heating throughout the property is powered by WiFi-controlled electric radiators, ensuring convenience and comfort.

External Features

A particular highlight of this home is the private garden and patio area, providing the perfect outdoor retreat. The garden also benefits from gated side access, adding to its practicality and charm.

Additional Information

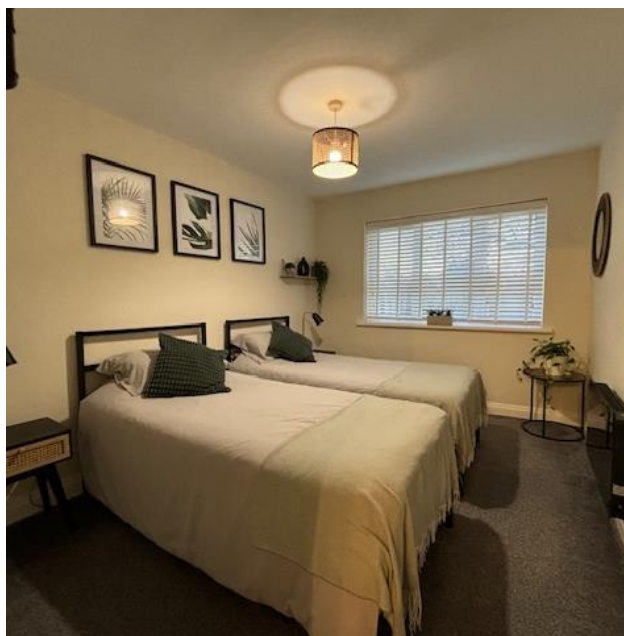
The maisonette is offered chain-free, making it an ideal purchase for both first-time buyers and downsizers.

The property currently has a short lease, which the vendor is in the process of extending prior to completion. The freehold charges - ground rent is approximately £12 per annum.

Viewings

Don't miss out on this stunning home. Contact us today to arrange your viewing!





Property Specification

GROUND FLOOR MAISONETTE
TWO SPACIOUS BEDROOMS
BEAUTIFUL INTERIOR
GARDEN & PATIO AREA
NO UPWARD CHAIN

Hallway
9' 10" x 4' 3" (3m x 1.3m)

Lounge
9' 2" x 17' 1" (2.8m x 5.2m)

Kitchen
6' 7" x 9' 10" (2m x 3m)

Bedroom One
8' 10" x 15' 5" (2.7m x 4.7m)

Bedroom Two
8' 10" x 12' 10" (2.7m x 3.9m)

Shower Room
6' 7" x 4' 11" (2m x 1.5m)

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:

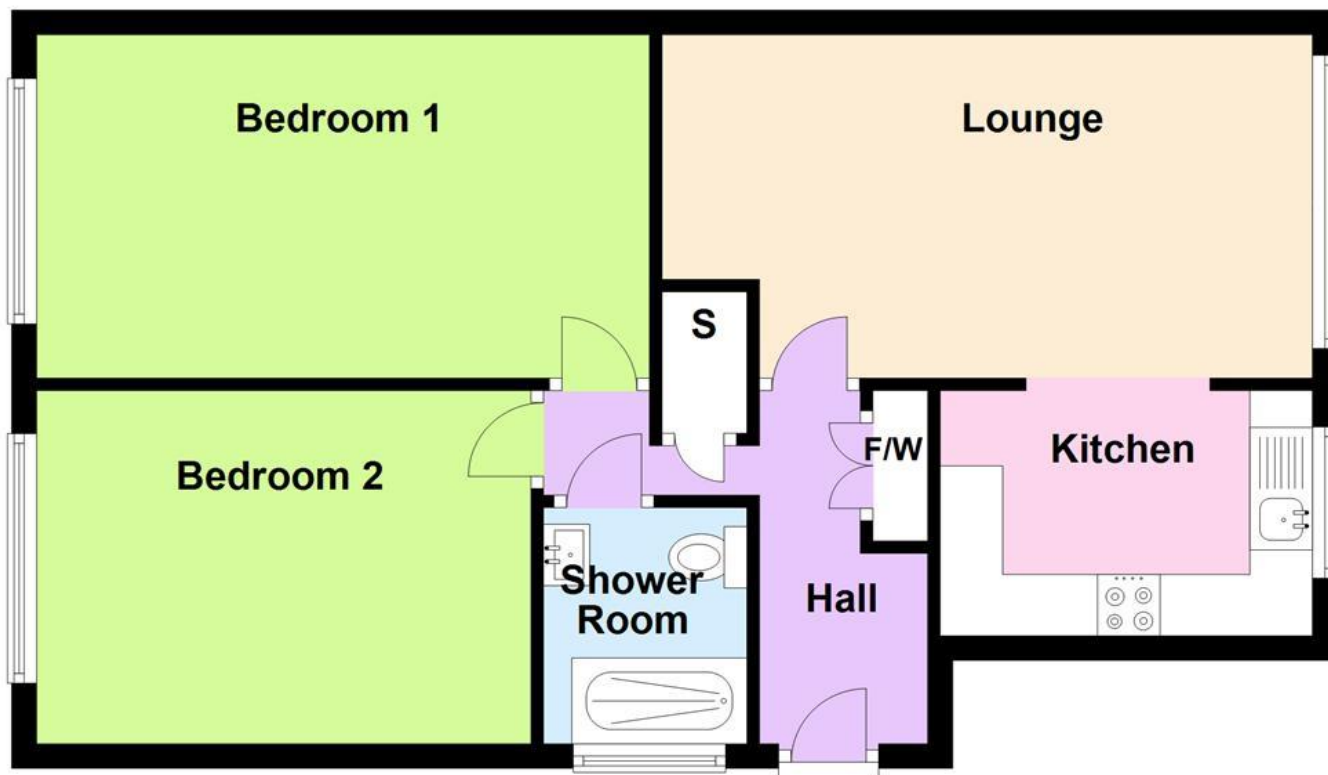
Viewer's Note:

Services connected: mains electricity, water and drainage
Council tax band: A
Tenure: Leasehold extending on completion
Ground Rent: £12 per annum

Floor Plan

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

Ground Floor



3 Vicarage Close

Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		67 D
39-54	E	47 E	
21-38	F		
1-20	G		

Map Location

