



Lechlade Road, Great Barr
Birmingham, B43 5NE

Offers in Excess of £225,000

Great Barr

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Paul Carr Estate Agents are welcoming to the market this semi detached family home located on Lechlade Road. Situated close to local shops and amenities, the well regarded Q3 Academy and links to the M6 Motorway.

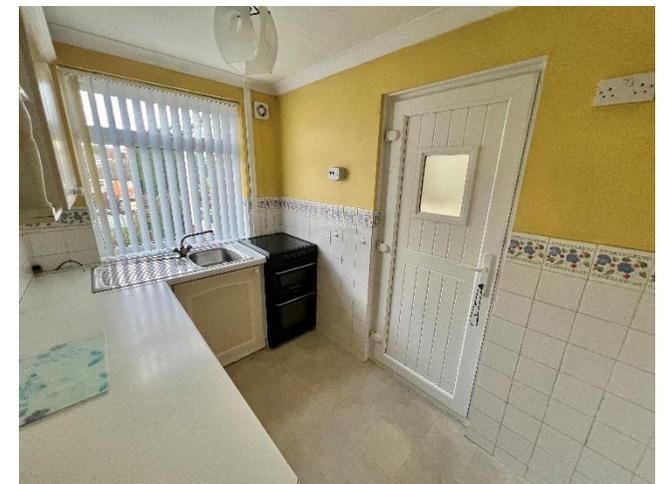
Approached via a block paved driveway suitable for multiple vehicles and entered through a secure porch.

The large hallway gives access into a good sized dual aspect lounge, with a bay window and fireplace. The kitchen offers an array of wall and base units with a rolled edge countertop, tiled splash back, gas cooker, sink unit with side drainer, and window to the rear garden. Adjacent to the kitchen is a useful utility room and side entrance.

Heading upstairs to the first floor accommodation you are presented with three doubles bedrooms and a family bathroom which consists of a bathtub with shower over, hand wash unit, W.C and an airing cupboard.

Externally, the home comes with a good sized rear garden with a patio, lawned area and a detached garage at the rear.

An internal viewing is highly recommended.





Property Specification

THREE BEDROOM SEMI DETACHED
THREE DOUBLE BEDROOMS
NO UPWARD CHAIN
DRIVEWAY
DETACHED GARAGE

Porch 2' 0" x 5' 11" (0.6m x 1.8m)

Hallway 13' 5" x 5' 11" (4.1m x 1.8m)

Lounge 26' 7" x 10' 10" (8.1m x 3.3m)

Kitchen 10' 10" x 5' 11" (3.3m x 1.8m)

Bedroom One 12' 6" x 10' 10" (3.8m x 3.3m)

Bedroom Two 12' 6" x 8' 10" (3.8m x 2.7m)

Bedroom Three 8' 10" x 7' 7" (2.7m x 2.3m)

Bathroom 8' 10" x 5' 11" (2.7m x 1.8m)

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, gas, water and drainage

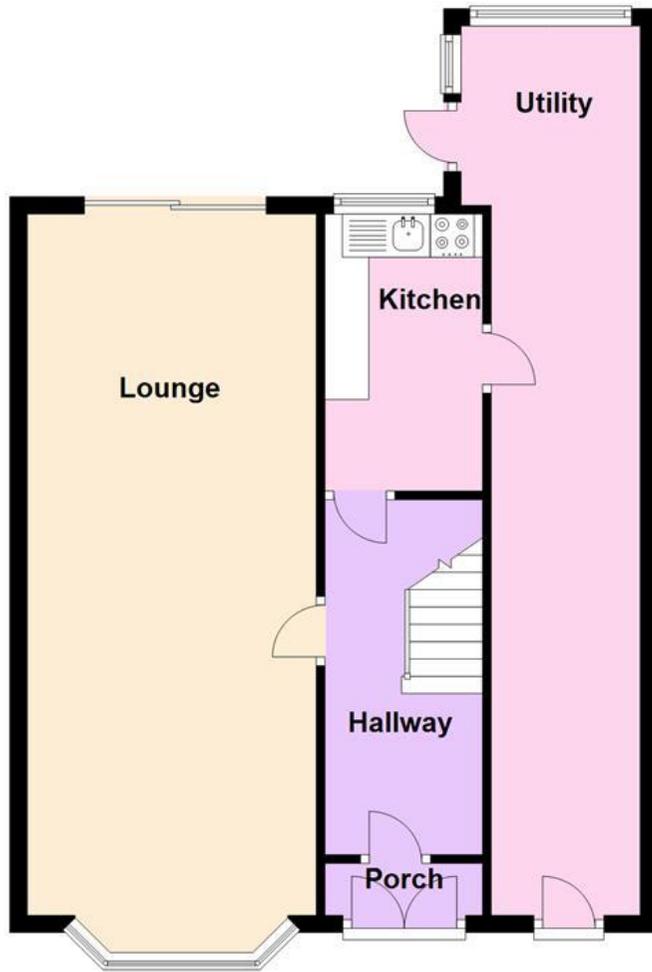
Council tax band: C

Tenure: Freehold

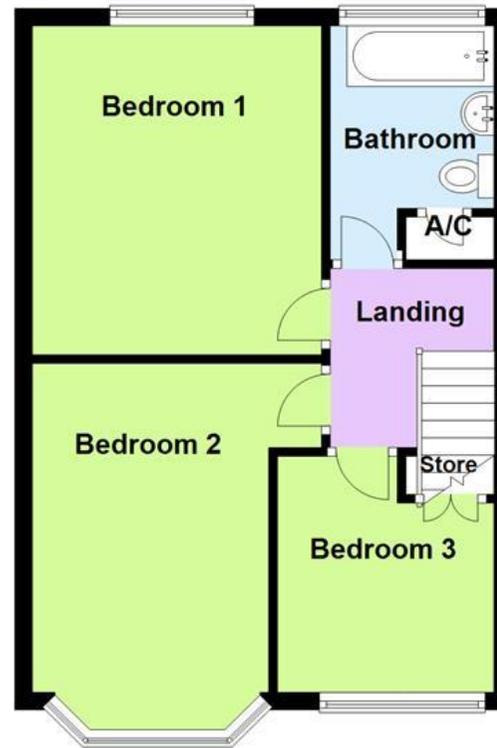
Floor Plan

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

Ground Floor



First Floor



Energy Efficiency Rating

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		91
(69-80)	C		
(55-68)	D		
(39-54)	E	52	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Map Location

