



Somercotes Road, Great Barr  
Birmingham, B42 2JP

**£230,000**



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Somercotes Road is an immaculate three-bedroom mid-terrace property situated on this popular road and residential location in Great Barr.

Approached via a private driveway leading up to a welcoming porch. Internally the hallway has stairs off leading up to the first-floor accommodation and a door into the lounge, which offers an attractive bay window overlooking the front aspect and laminate wood flooring.

The second door off the hallway leads into the kitchen/dining room which comprises of a lovely contemporary range of wall and base units with work surfaces running the length of the side wall, one and half bowl sink with a side drainer and benefitting from an electric hob with overhead extraction and built in oven. The dining area gives plenty of light from the bay window.

On the first floor there are three bedrooms, two being generous doubles and one single bedroom. The family bathroom consists of a modern tiled suite with bath and shower over, low level flush W.C, hand wash basin and stainless-steel towel rail.

The property benefits from double glazing, central heating, and a wonderful green and enclosed garden with a slabbed area to the rear and decking as you step outside the property. The side gate access to the left of the property shared with the neighbour.







## Property Specification

SUPERIOR MID TERRACE  
THREE BEDROOMS  
EXTENDED UTILITY ROOM  
OFF ROAD PARKING  
PRIVATE REAR GARDEN

Porch

Hall

Lounge 12' 0" x 16' 8" (3.65m x 5.08m)

Kitchen/Dining Room 9' 9" x 15' 7" (2.97m x 4.75m)

Utility

WC

Landing

Bedroom 1 12' 5" x 13' 6" (3.78m x 4.11m)

Bedroom 3 6' 7" x 6' 1" (2.01m x 1.85m)

Bedroom 2 9' 9" x 11' 3" (2.97m x 3.43m)

Bathroom

### Agent's Note:

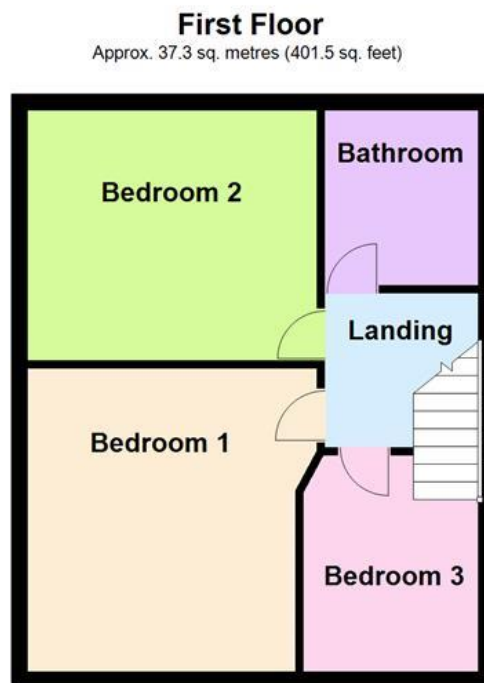
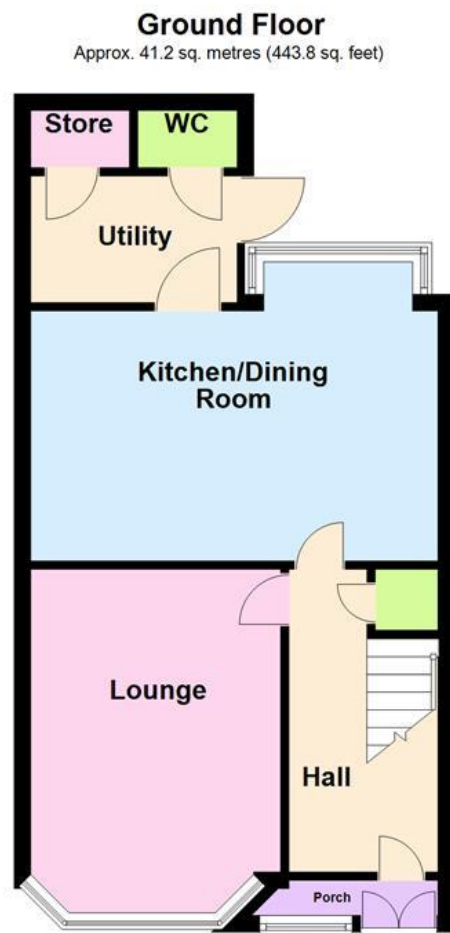
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Came on the market:

### Viewer's Note:

Services connected :mains electricity,gas,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.



Total area: approx. 78.5 sq. metres (845.3 sq. feet)

## Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

## Map Location

