



Allendale Grove, Great Barr
Birmingham, B43 5RY

Offers Over £240,000

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Paul Carr is bringing to market this semi detached property in need of some updating but offering lots of potential to improve and extend (subject to necessary planning).

Located in this popular area just off Jayshaw Avenue and being ideally located for schooling of all ages plus local shops, transport and the road network. Offered for sale with no upward chain.

The property has a good sized driveway which leads to the enclosed porch and a door leads you into the hallway having stairs leading to the first floor and doors leading off to the through lounge with bay window to front and door leading to the rear garden. The breakfast kitchen is of a good size and offers base and wall units including a useful pantry cupboard, work surfaces with inset sink unit and space for appliances, a door also leads to a passageway which goes to the front of the property and a further door leads to a utility area with sink unit and space for appliances a door leads you to the garden and also a door into the garage.

The first floor offers two double bedrooms plus a single third bedroom and the bathroom which consists of a bath, wash hand basin and W.C a cupboard houses the central heating boiler.

To the rear is a good sized garden which offers potential having lawns and shrubs.

The side garage being of a good size with inspection pit completes the property on offer.

Viewing is recommended to appreciate the size of property and also the potential this property holds.





Property Specification

EXTENDED SEMI DETACHED
THREE BEDROOMS
SIDE GARAGE
LARGE THROUGH LOUNGE
KITCHEN/BREAKFAST ROOM

Hall 4.66m (15'3") x 1.85m (6'1")

Lounge 3.73m (12'3") x 3.51m (11'6") max

Dining Area 3.73m (12'3") x 3.70m (12'2") max

Kitchen 5.14m (16'10") x 2.61m (8'7")

Inner Hallway

Utility 2.61m (8'7") x 2.30m (7'7")

Garage 5.47m (17'11") x 4.61m (15'2")

Bedroom 1 3.73m (12'3") x 3.55m (11'8")
plus 0.25m (0'10") x 0.25m (0'10")

Bedroom 2 3.77m (12'4") x 3.74m (12'3")

Bedroom 3 2.35m (7'9") x 1.84m (6')

Bathroom 2.64m (8'8") x 2.12m (6'11")

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



Energy Efficiency Rating

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		83
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		

Map Location

