



Castleton Road, Great Barr  
Birmingham, B42 2RR

£240,000



# Great Barr

£240,000



**Paul Carr Estate Agents Presents A Stylish Mid-Terrace Home on The Beeches Estate, Great Barr, B42. With three double bedrooms, beautifully modern throughout and thoughtfully designed for contemporary living, this stunning property is located in the highly sought-after area. With excellent access to local schools, amenities, and transport links, this home is perfect for families or professionals seeking comfort, space, and convenience.**

Upon arrival, the property welcomes you with a block-paved driveway providing off-road parking. Step inside to a well-presented lounge with the chimney breast thoughtfully removed to create an enhanced open living area. Additional under-stairs storage offers practicality without compromising space. Flowing seamlessly from the lounge is the impressive kitchen diner, finished with sleek white gloss wall and base units, integrated dishwasher, and under-cabinet lighting for a modern touch. The dining area enjoys an abundance of natural light through the double patio doors, ideal for indoor-outdoor living.

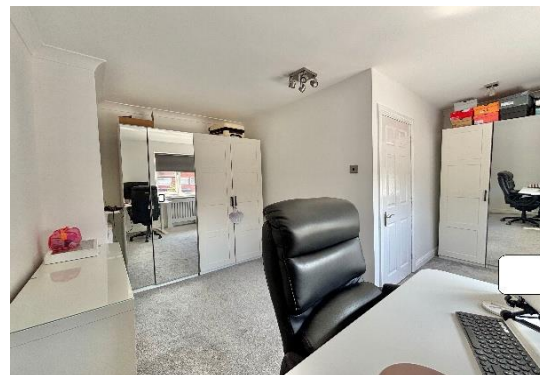
Upstairs features a modern family bathroom complete with a corner P-shaped bath and shower over, stylish vanity unit with under-storage, and a low-level W.C. Two generously sized double bedrooms sit on this floor, both tastefully decorated.

The top floor has been professionally converted into a dormer loft suite, boasting a spacious double bedroom with Velux skylight windows, and a stylish en-suite shower room including a hand wash basin, W.C, touch LED mirror with shaver charger, and walk-in shower – perfect for privacy and luxury.

Externally, the garden is ideal for entertaining, with a patio and steps leading to a neat lawned area, and a further lower patio ideal for further garden furniture – making it the perfect retreat for evening gatherings or weekend relaxation.







## Property Specification

THREE DOUBLE BEDROOMS  
ADDITIONAL SHOWER ROOM  
MODERN INTERIORS  
WELL PRESENTED GARDEN  
OPEN LIVING SPACES

**Lounge**  
13' 5" x 10' 8" (4.1m x 3.24m)

**Kitchen/Diner**  
13' 9" x 10' 6" (4.2m x 3.2m)

**Bathroom**  
6' 11" x 5' 3" (2.1m x 1.6m)

**Landing**  
10' 10" x 6' 11" (3.3m x 2.1m)

**Bedroom 2**  
15' 5" x 12' 10" (4.7m x 3.9m)

**Bedroom 3**  
11' 2" x 10' 10" (3.4m x 3.3m)

**Bedroom 1**  
13' 9" x 8' 10" (4.2m x 2.7m)

**En-suite**  
7' 7" x 4' 3" (2.3m x 1.3m)

### Agent's Note:

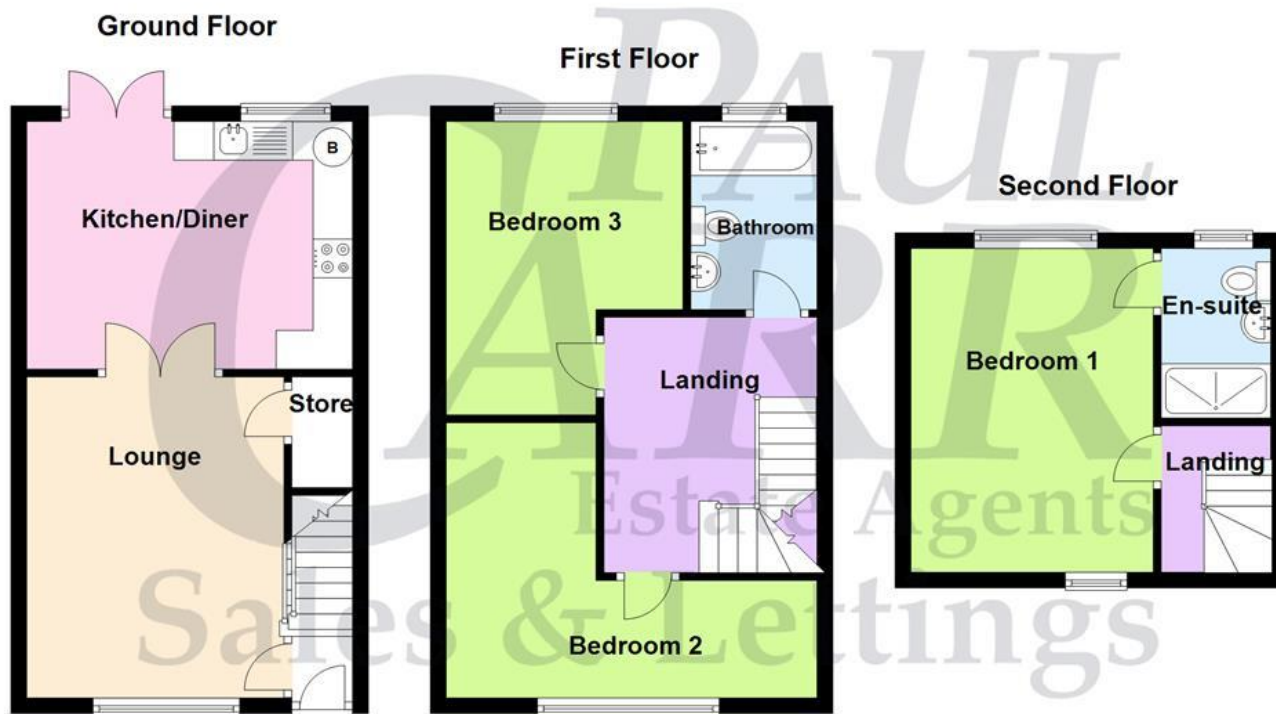
Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or 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: 1st August 2025

### Viewer's Note:

Services connected :mains electricity,gas,water and drainage  
Council tax band: A  
Tenure: Freehold

# Floor Plan

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



## Energy Efficiency Rating

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 87 B      |
| 69-80 | C             |         |           |
| 55-68 | D             | 61 D    |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

## Map Location

