



Courtenay Road, Great Barr  
Birmingham, B44 8JA

£210,000



# Great Barr

£210,000



Situated in a popular road in Great Barr, this delightfully presented three bedroom semi detached home is perfect for First Time Buyers.

Set behind a front driveway with spaces for two cars, the property consists of a porch leading into the welcoming reception hall with a door leading into a spacious through lounge / dining room which has a window to the front, feature fireplace and a door to the rear. The modern, well presented and extended kitchen has a range of units, including spaces for a cooker, fridge freezer and washing machine as well as having a window to the rear and a door leading out into the garden.

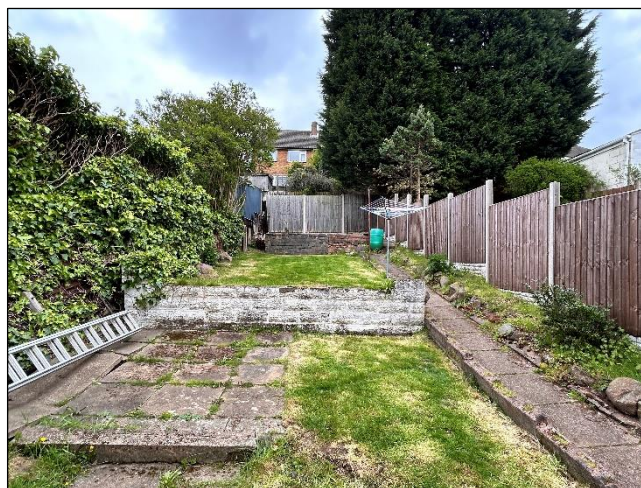
Upstairs the main bedroom is a good sized double with a window to the front and the second room is another double with a window to the rear. The third room is another good size with a window to the front and the modern bathroom has both a bath as well as a separate shower cubicle as well as a WC, wash basin and a window to the rear.

Outside the large rear garden has a patio area with stairs up to the lawn followed by a slabbed area at the rear which can be accessed via the gated rear right of way.

A viewing is a must on this double glazed and centrally heated home to appreciate the space on offer.







## Property Specification

THREE BEDROOMS  
SEMI DETACHED  
DRIVEWAY  
PERFECT FOR FIRST TIME BUYERS  
MODERN BATHROOM

Reception Hall  
2.95m (9'8") x 1.95m (6'5")

Lounge / Dining Room  
6.33m (20'9") max x 2.85m (9'4")

Extended Kitchen  
4.34m (14'3") x 2.00m (6'7")

Bedroom 1  
3.63m (11'11") x 2.82m (9'3")

Bedroom 2  
3.12m (10'3") max x 2.73m (8'11")

Bedroom 3  
2.67m (8'9") x 1.95m (6'5")

Bathroom  
2.03m (6'8") max x 1.95m (6'5") max

### 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: 27th April 2024

### Viewer's Note:

Services connected: Gas Electric Water Drainage

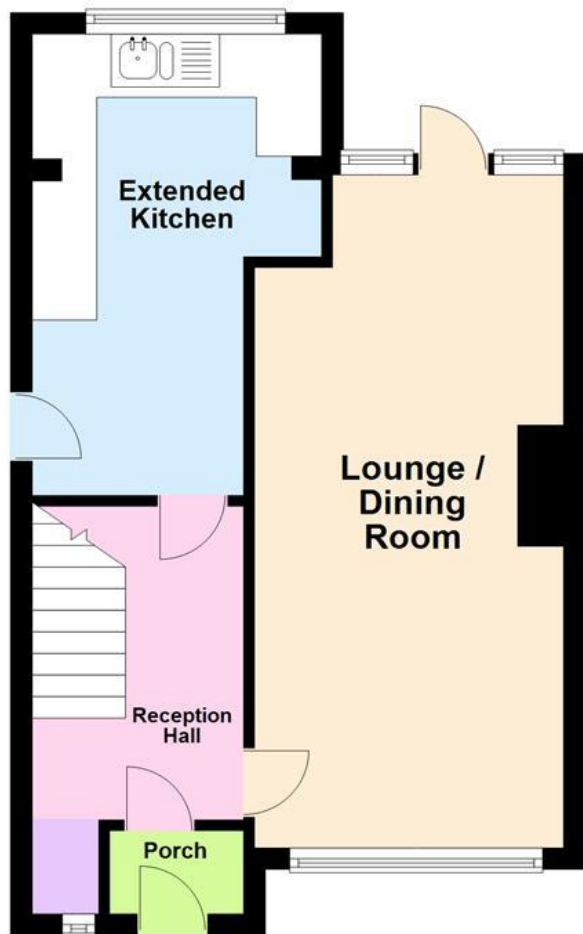
Council tax band: B

Tenure: Freehold

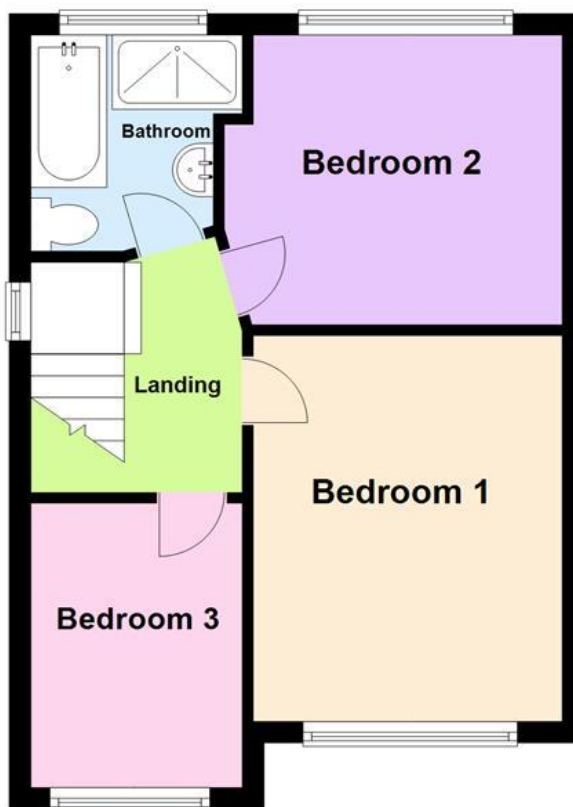
# Floor Plan

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)	<b>A</b>		
(81-91)	<b>B</b>		85
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	63	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

## Map Location

