



Copthorne Road, Great Barr  
Birmingham, B44 9NX

£150,000

# Great Barr

£150,000

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This much improved and well presented three bedroom terraced family home is ideal for First Time Buyers as well as a buy to let investor, and is set behind a driveway.

The property is accessed via an entrance hall with stairs off and a door leads to the attractive lounge with a window to the front, meter cupboard and a useful understairs storage cupboard. The kitchen is well fitted and has a range of units with a built in oven, hob and extractor hood and a window and door to the sun lounge. A door leads to the modern shower room with a white suite, large shower cubicle, wall tiling and a window to the rear. The useful sun lounge / utility offers excellent additional space and is currently used as a playroom with spaces for a washing machine and windows and double doors lead to the garden.

On the first floor there are three bedrooms, the master is a good size double with two windows to the front, over stairs storage cupboard, the second bedroom is also a double with a window to the rear and storage cupboard whilst the third bedroom is an excellent size and has a window to the rear.

Outside the rear garden is a delight with a lovely decked patio providing ample space for garden furniture and leads to the lawn with pedestrian rear access and a side gate.

This lovely home must be viewed to fully appreciate all that this double glazed and centrally heated home has to offer.





### 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: 26th October 2020

## Property Specification

WELL PRESENTED TERRACED FAMILY HOME  
THREE BEDROOMS  
DOUBLE GLAZING & GAS CENTRAL HEATING

### Entrance Hall

Lounge 4.12m (13'6") x 3.91m (12'10") max

Kitchen 3.29m (10'10") x 1.93m (6'4")

Shower Room 1.93m (6'4") x 1.41m (4'7")

Utility / Sun Lounge 4.80m (15'9") x 1.74m (5'9")

Bedroom One 4.86m (15'11") max x 2.78m (9'2")

Bedroom Two 3.33m (10'11") x 2.54m (8'4")

Bedroom Three 2.43m (8') x 2.26m (7'5")

### Driveway

### Delightful Rear Garden

### Viewer's Note:

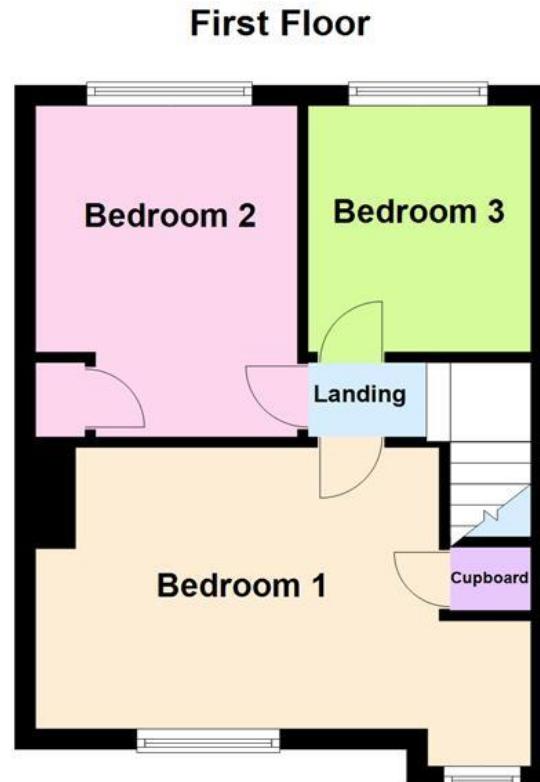
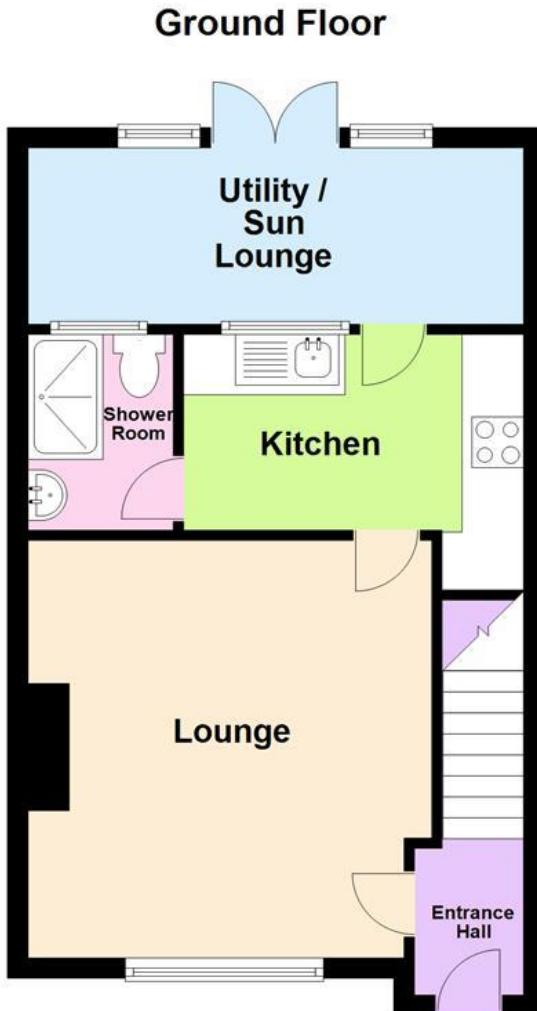
Services connected: Gas, Electricity, Water, Drainage

Council tax band: A

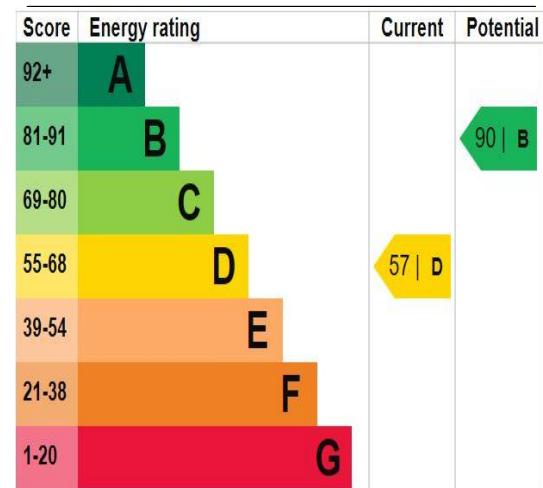
Tenure: Freehold

# Floor Plan

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



## Energy Efficiency Rating



## Map Location

