



Old Oscott Hill, Great Barr
Birmingham, B44 9SR

Offers Over £220,000

Great Barr

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Offered with no upward chain, this three bedroom traditional semi detached family home is ideal for First Time Buyers and is located just a short a short walk from Maryvale Catholic Primary School.

Set behind a front garden the property, which offers scope to improve, is accessed via a shared front path and leads to the porch with a door to the reception hall with stairs off and a storage cupboard with a single glazed window to the porch. The dining room has a half bay window to the front and a feature fire surround whilst the lounge has a feature fire surround and a door with windows either side leading out to the garden. The kitchen has some fitted units with a built in oven and hob, space for a washing machine and a window and door to the garden.

On the first floor there are three bedrooms, the master is a double with a half bay window to the front and fitted wardrobes to one wall, the second bedroom is also a double with a window to the rear and fitted wardrobes to one wall whilst the third bedroom is a single with a window to the front. The bathroom has a white suite with part wall tiling, cupboard housing the central heating boiler and there is a window to the rear.

Outside there is a lovely open aspect to the rear whilst the slabbed patio area has ample space for garden furniture, there is a good size lawn, mature shrubs and a path leads to the rear garage which is in need of replacement and the contents will not be cleared and viewing is a must of this centrally heated and double glazed home.





Property Specification

NO UPWARD CHAIN
THREE BEDROOMS
SEMI DETACHED
IDEAL FR FIRST TIME BUYERS
CLOSE TO MARYVALE CATHOLIC PRIMARY SCHOOL

Reception Hall
4.40m (14'5") x 1.96m (6'5") max

Dining Room
3.75m (12'4") into bay x 3.12m (10'3")

Lounge
3.73m (12'3") x 3.12m (10'3")

Kitchen
2.40m (7'11") x 1.96m (6'5")

Bedroom 1
4.14m (13'7") into bay x 3.10m (10'2") max

Bedroom 2
3.52m (11'6") x 3.10m (10'2")

Bedroom 3
2.06m (6'9") x 1.99m (6'6")

Bathroom
2.09m (6'10") max x 1.99m (6'6")

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: Gas Electric Water 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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

Map Location

