



Courtenay Road, Great Barr
Birmingham, B44 8JB

Offers Over £175,000

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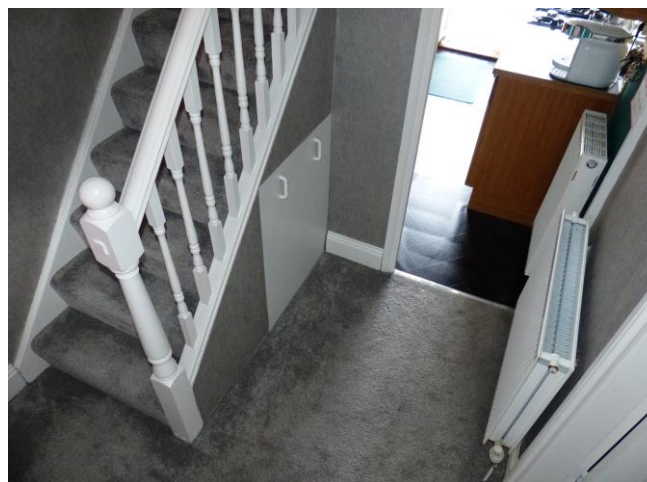
This immaculate, well presented traditional semi detached has been converted into three bedrooms and is perfect for First Time Buyers as well as buy to let investors.

Located on this highly popular road and set behind a block paved driveway for two cars, the property is accessed via a porch that leads to the reception hall with stairs off. The lounge has a half bay window to the front, feature fireplace whilst patio doors lead to the delightful conservatory with views over and patio doors to the garden. The fitted kitchen has a range of units with space for a fridge freezer, built in oven and hob and patio doors lead out to the garden.

On the first floor there are three bedrooms, the master is a double with a half bay window to the front, the second bedroom is also a double with a window to the rear and built in cupboard housing the central heating boiler whilst the third bedroom is a small single / nursery or work from home office and has a window to the front. The bathroom has a modern white suite with a shower over the bath, wall tiling and a window to the rear.

Outside there is a patio area suitable for garden furniture with steps down to the lawn with mature shrubs, central path and a rear right of way.

Viewing is essential to fully appreciate all this double glazed and centrally heated home has to offer.





Property Specification

**IMMACULATE SEMI DETACHED
CONVERTED INTO THREE BEDROOMS
BEDROOM THREE IS A SINGLE/NURSERY
GAS CENTRAL HEATING & DOUBLE GLAZING**

Porch

Reception Hall

Lounge 6.48m (21'3") max x 2.90m (9'6") max

Kitchen 3.36m (11') x 1.98m (6'6")

Conservatory 3.50m (11'6") x 2.59m (8'6")

Bedroom One 3.64m (11'11") max x 2.64m (8'8")

Bedroom Two 3.11m (10'3") max x 2.72m (8'11")

**Bedroom Three / Nursery 2.12m (6'11") x
1.37m (4'6")**

Bathroom 1.98m (6'6") x 1.82m (6') max

Block Paved Drive

Rear Garden With Patio

Rear Right Of Way

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: 29th April 2021

Viewer's Note:

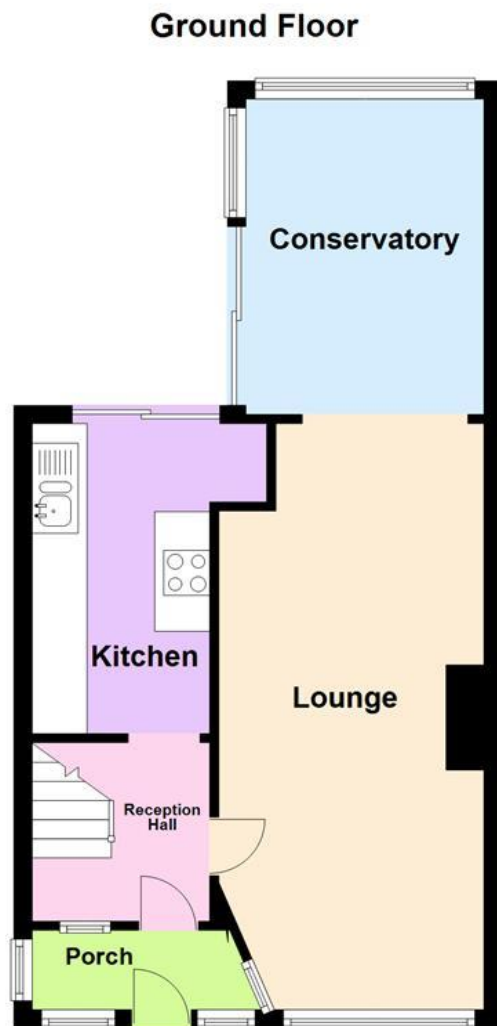
Services connected: Gas, Electric, Water, Drainage

Council tax band: B

Tenure: Freehold

Floor Plan

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



Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

Map Location

