



Cedarwood Croft, Great Barr
Great Barr, B42 1HS

£200,000

Great Barr

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Paul Carr are pleased to offer this very well presented three bedroom traditional semi detached family home, situated in a lovely cul de sac position in Great Barr.

The property comprises of a porch entrance, hallway, spacious open plan lounge / diner and a fitted kitchen to the ground floor. The first floor offers a large master bedroom, a second double bedroom with fitted wardrobes, a single bedroom and a family bathroom.

To the front of the property is a double width block paved driveway, lawn garden and a stepped pathway leading to the front entrance door. The landscaped rear garden has a paved sun patio area stepping up to a lawn garden with access to a large garage with access via a private gated road. The property is close to local amenities, public transport links and is in a very good School catchment area.





Property Specification

3 Bedrooms
Double Glazing
Fitted Kitchen
Landscaped Gardens
Rear Garage

Lounge/Diner 7.50m (24'7") x 3.24m (10'8")

Porch

Hall

Kitchen 2.81m (9'3") x 2.18m (7'2")

Store

Bedroom 1 3.59m (11'9") x 3.33m (10'11") plus
0.20m (0'8") x 0.20m (0'8")

Bedroom 2 3.71m (12'2") x 3.33m (10'11")

Bathroom

Landing

Bedroom 3 2.52m (8'3") x 1.61m (5'3")

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: 10th October 2020

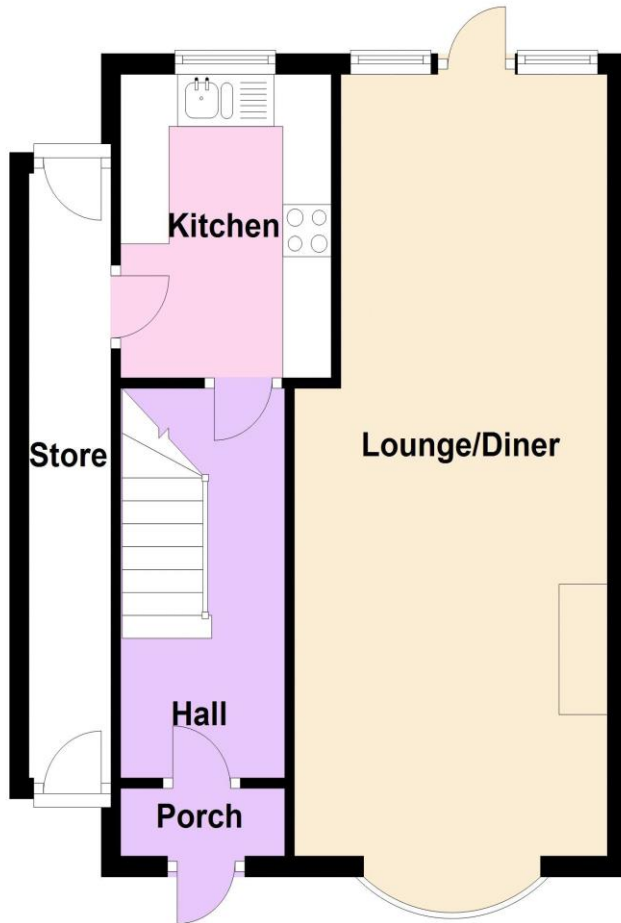
Viewer's Note:

Services connected: Gas, Electric, Water & Drainage
Council tax band: C
Tenure: Freehold

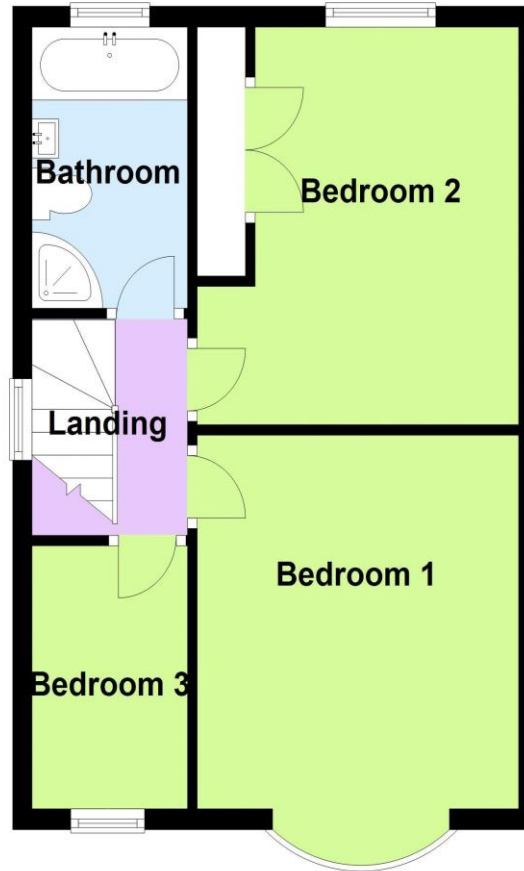
Floor Plan

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

Ground Floor




First Floor



Energy Efficiency Rating

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		62
(39-54) E	51	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC 	

Map Location

