



Curbar Road, Great Barr
Birmingham, B42 2AU

Offers in Excess of £230,000

Great Barr

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Paul Carr is delighted to bring this well presented modernised three-bedroom end terrace to the market on the popular Beeches Estate conveniently located in close proximity for schooling of all ages, transport links and local amenities.

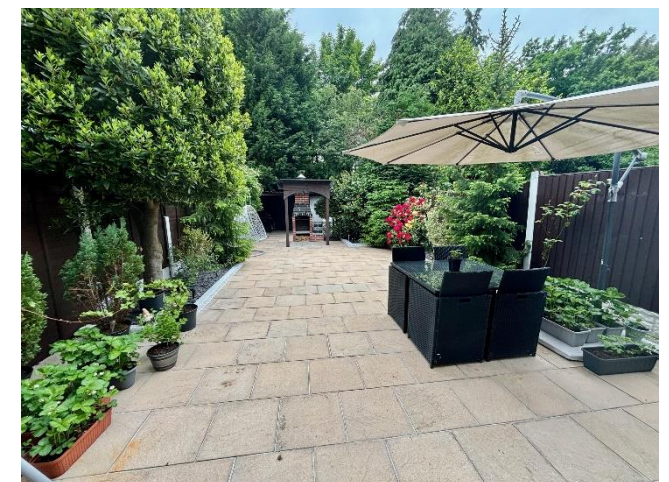
Offered for sale with no onward chain. The property would be an ideal buy for families, first time buyers or investors with the property being key ready.

Approaching the property via the paved driveway which gives parking and the property is entered through the secure porch and once through the front door you are welcomed by the hallway with high gloss tiling which gives access via the appealing underlighting of the stairs to the first floor and leads to the lounge to the front of the property having a bay window and the high gloss tiling and ambient lighting to the ceiling. Off the hallway is a useful guests W.C comprising corner wash hand basin set into vanity unit also having the gloss tiling to the floors. The dining room also has the same gloss tiling and patio doors giving access to the rear garden. The kitchen has a good range of both wall and base units with worktop surfaces having inset sink unit with drainer and space for multiple appliances having the high gloss tiling to the floors and window overlooking the garden.

The first floor comprises of two double bedrooms and a smaller third bedroom. The family bathroom comprises bath with shower over and side splash screen, wash hand basin set into vanity unit and W.C and houses the useful airing cupboard.

The rear garden is of a low maintenance style with shrub borders and has a feature brick-built BBQ and pergola ideal for entertaining, the garden also benefits from storage to the rear with an outbuilding which is ideal for storage or even a home office. Having fencing to the perimeter.

Viewing is highly recommended to appreciate this well maintained property.





Property Specification

MODERN END TERRACED
THREE BEDROOMS
TWO RECEPTION ROOMS
FITTED KITCHEN
GUEST W.C
NO UPWARD CHAIN

Entrance Porch 7' 7" x 2' 4" (2.3m x 0.72m)

Hallway 12' 0" x 5' 4" (3.66m x 1.63m)

Lounge 14' 8" x 9' 9" (4.46m x 2.98m)

Dining Area 9' 9" x 10' 2" (2.96m x 3.1m)

Kitchen 10' 6" x 5' 3" (3.2m x 1.6m)

W.C 3' 11" x 2' 4" (1.2m x 0.72m)

Bathroom 6' 11" x 5' 11" (2.1m x 1.8m)

Bedroom 1 12' 6" x 9' 5" (3.82m x 2.87m)

Bedroom 2 10' 6" x 9' 6" (3.2m x 2.9m)

Bedroom 3 8' 10" x 6' 11" (2.7m x 2.1m)

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:

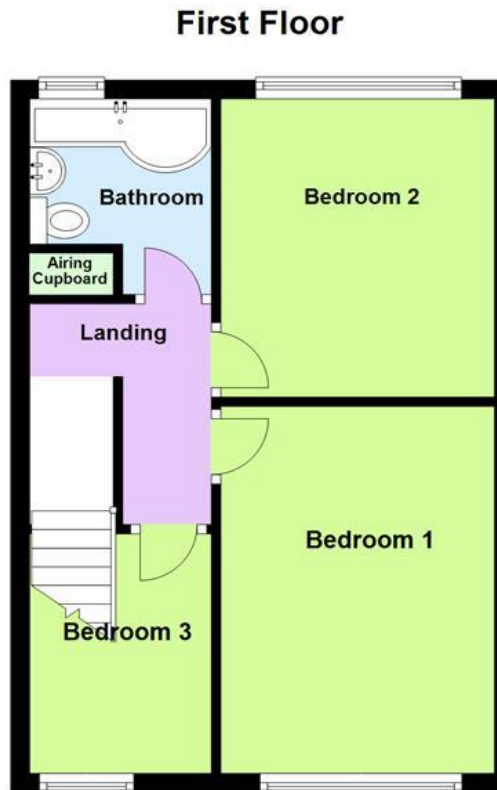
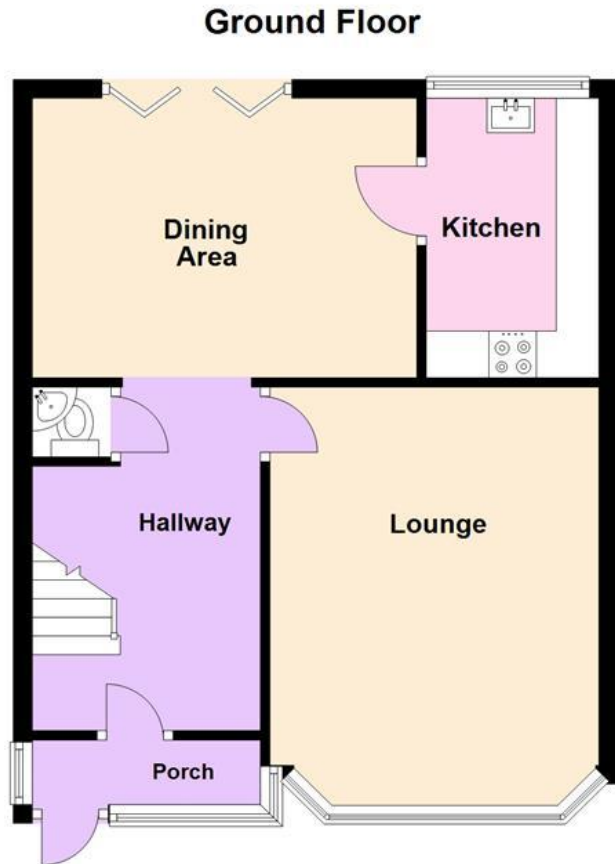
Services connected: mains electricity, gas, water and drainage

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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		87
(69-80)	C	74	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC

Map Location

