



Courtenay Road, Great Barr
Birmingham, B44 8JQ

Offers Over £180,000

Great Barr

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Set on a popular road in Great Barr, this delightfully presented two bedroom semi detached is the perfect first step onto the property ladder whilst also being a great investment opportunity.

Set behind a front garden, the property consists of a welcoming reception hall with stairs off and a door leads into the spacious lounge with a feature fireplace and a window to the front. The extended dining kitchen is a great space for modern family living with a range of units including spaces for a washing machine, dishwasher and dryer as well as having space for a dining table and chairs, there are two windows to the rear and a door leads to the side entry and out into the garden. Upstairs the main bedroom has two windows to the front, three built in wardrobes and a useful over the stairs cupboard space. The second room is another excellent size with a window to the rear whilst the bathroom has a bath with shower over, WC, wash basin and a window to the rear.

Outside the rear garden has steps leading up to the lawned area perfect for garden furniture with further steps leading up to the rest of this spacious retreat.

This well presented, majority double glazed and centrally heated home must be viewed to appreciate all that it has to offer.





Property Specification

TWO BEDROOMS
SEMI DETACHED
DELIGHTFULLY PRESENTED
PERFECT FOR FIRST TIME BUYERS
GREAT FOR INVESTORS

Lounge
6.50m (21'4") max x 2.88m (9'6")

Dining Kitchen Extension
4.36m (14'4") x 2.60m (8'6")

Utility Area
3.31m (10'10") x 1.93m (6'4")

Bedroom 1
3.96m (13') x 3.65m (12') max

Bedroom 2
2.95m (9'8") max x 2.72m (8'11")

Bathroom
1.98m (6'6") x 1.87m (6'2") max

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: 20th May 2024

Viewer's Note:

Services connected: GAS ELECTRIC WATER DRAINAGE

Council tax band: B

Tenure: Freehold

