



Stanford Avenue, Great Barr
Birmingham, B42 1JT

Offers in the Region Of £230,000

Great Barr

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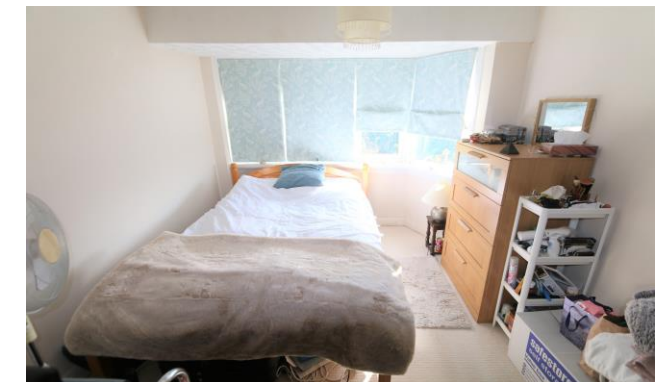
Paul Carr Estate Agents are pleased to offer this extended three bedroom semi detached family home which is situated on a popular and sought after residential road in Great Barr.

The property comprises of an entrance hallway, spacious open plan lounge / diner, an extended fitted kitchen / breakfast room and a utility to the ground floor.

The first floor consists of two double bedrooms, a single bedroom and a family bathroom. To the front of the property is a lawn garden with a paved driveway for off road parking.

The rear garden has great potential with access to a rear garage.

The property is ideally located for public transport links, local amenities and School catchment.





Property Specification

3 BEDROOMS
OPEN PLAN LOUNGE / DINER
DOUBLE GLAZING
DRIVEWAY
SOUGHT AFTER RESIDENTIAL ROAD

Hall

Dining Room 2.93m (9'7") max x 2.91m (9'6")

Lounge 4.06m (13'4") x 2.91m (9'6")

Kitchen/Breakfast Room 6.17m (20'3") x 3.00m (9'10")

Utility 2.76m (9'1") x 1.31m (4'4")

Landing

Bedroom 2.91m (9'7") max x 2.78m (9'1") plus
0.25m (0'10") x 0.25m (0'10")

Bedroom 2.02m (6'8") x 1.77m (5'10")

Bedroom 4.05m (13'3") x 2.78m (9'1")

Bathroom

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: 3rd April 2023

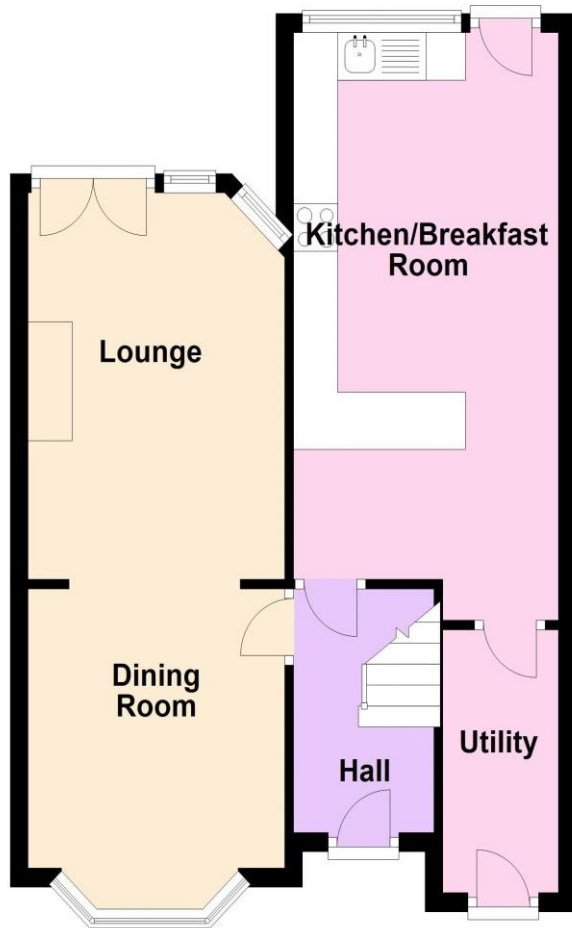
Viewer's Note:

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

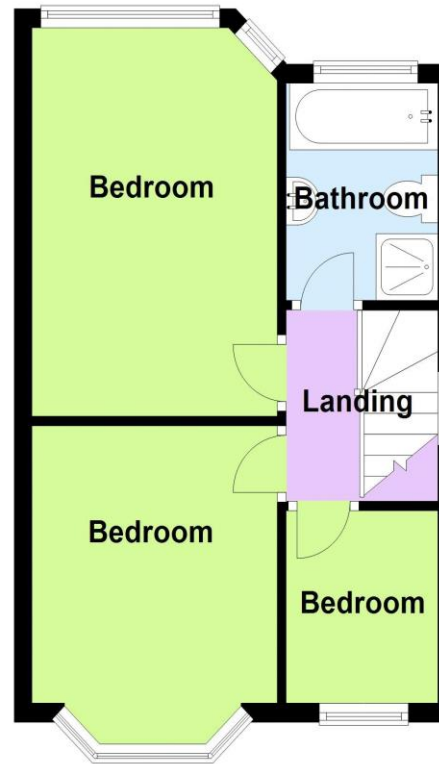
Floor Plan

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

Ground Floor



First Floor



Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Map Location

