



Pear Tree Road, Great Barr Birmingham B43 6HY

welcome to

Pear Tree Road, Great Barr Birmingham

SEMI DETACHEDTHREE DOUBLE BEDROOMS***TWO RECEPTION ROOMS***OFF ROAD PARKING***SIDE GARAGE***DOUBLE GLAZED***CENTRAL HEATING***CHAIN FREE - IN NEED OF MODERNISATION***

Note

Council tax band: D

Front Garden

Dropped kerb, parking to front and access to side garage.

Lounge

14' 10" x 11' 11" (4.52m x 3.63m)

Double glazed window and sliding doors to rear, fire, carpet flooring, ceiling light point, radiator and French doors to dining room.

Dining Room

11' 11" x 9' 9" (3.63m x 2.97m)

Double glazed sliding doors to rear, French doors to lounge, carpet flooring, ceiling light point and radiator.

Kitchen

12' 1" x 9' 7" (3.68m x 2.92m)

Double glazed window to front, wall and base units with work surfaces over, sink and drainer unit, integrated cooker, gas hob, integrated washing machine, integrated fridge, wall mounted central heating boiler, tiling to splash prone areas, two strip lights and radiator.





Landing

Double glazed window to front, two storage cupboards, carpet flooring, ceiling light point and loft access.

Bedroom One

14' 10" x 12' (4.52m x 3.66m)

Double glazed window to rear, carpet flooring, ceiling light point and radiator.

Bedroom Two

12' x 9' 9" (3.66m x 2.97m)

Double glazed window to rear, carpet flooring, ceiling light point and radiator.

Bedroom Three

12' 2" x 7' 10" (3.71m x 2.39m)

Double glazed window to front, wall light, ceiling light point and radiator.

Bathroom

Double glazed window to side, bath, walk in shower, wash hand basin, tiled flooring, ceiling light point and radiator.

Separate W.C

Double glazed window to side, low level WC, tiled flooring and ceiling light point.

Rear Garden

Slabbed area, concrete area, mainly laid to lawn, footpath and mature trees.



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Pear Tree Road, Great Barr Birmingham

- SEMI DETACHED
- THREE DOUBLE BEDROOMS
- TWO RECEPTION ROOMS
- OFF ROAD PARKING
- SIDE GARAGE

Tenure: Freehold EPC Rating: D

£395,000



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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Property Ref:
GRB110895 - 0002

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