



**Eastwood Road, Great Barr Birmingham B43 5RP**

**welcome to**

## **Eastwood Road, Great Barr Birmingham**

\*\*\*LINK DETACHED\*\*\*THREE BED\*\*\*TWO CAR DRIVE\*\*\*TWO BATHROOMS\*\*\*FREEHOLD\*\*\*ONE RECEPTION ROOM\*\*\*DOUBLE GLAZING\*\*\*CENTRAL HEATING\*\*\*

### **Approach**

Driveway for two cars, steps to UPVC door into

### **Entrance Hall**

Stairs to the first floor, ceiling light point, radiator, doors to

### **Lounge**

11' 4" x 11' 5" ( 3.45m x 3.48m )

Double glazing to front, Ceiling light point, Radiator, Laminate flooring

### **Dining Room**

12' 2" Not into bay x 11' 5" ( 3.71m Not into bay x 3.48m )

Double glazing bay to rear, Ceiling light point, Laminate flooring, Radiator, Open to lounge, Open arch to kitchen

### **Kitchen**

17' 4" x 6' 6" ( 5.28m x 1.98m )

Tiled flooring, Double glazing to rear, Radiator, Wall and floor cupboards, Sink, 2 x Ceiling light points, Integrated Cooker and Gas hob, Paneled Ceiling

### **Downstairs Shower**

Shower room, WC, Sink, Shower, Tiled floor, Double glazing to front, Heated towel rail

### **Utility Walkway**

Utility walk way to rear, Washer and Dryer space

### **Landing**

Double glazing to side, Laminate flooring, Ceiling light point, Loft access

### **Bedroom 1**

12' 1" x 11' 5" ( 3.68m x 3.48m )

Laminate flooring, Double glazing to rear, Radiator, Ceiling light point

### **Bedroom 2**

11' 5" x 11' 5" ( 3.48m x 3.48m )

Laminate flooring, Double glazing to front, Radiator, Ceiling light point

### **Bedroom 3**

7' 7" x 6' 8" ( 2.31m x 2.03m )

Radiator, Ceiling light point, Double glazing to front, Laminate flooring

### **Bathroom**

Corner bath, Shower over bath, WC, Sink, Ceiling light point, Radiator, Paneled ceiling, Tiled walls and floor, Double glazing to rear

### **Rear Garden Access**

Rear access to park with rear car access







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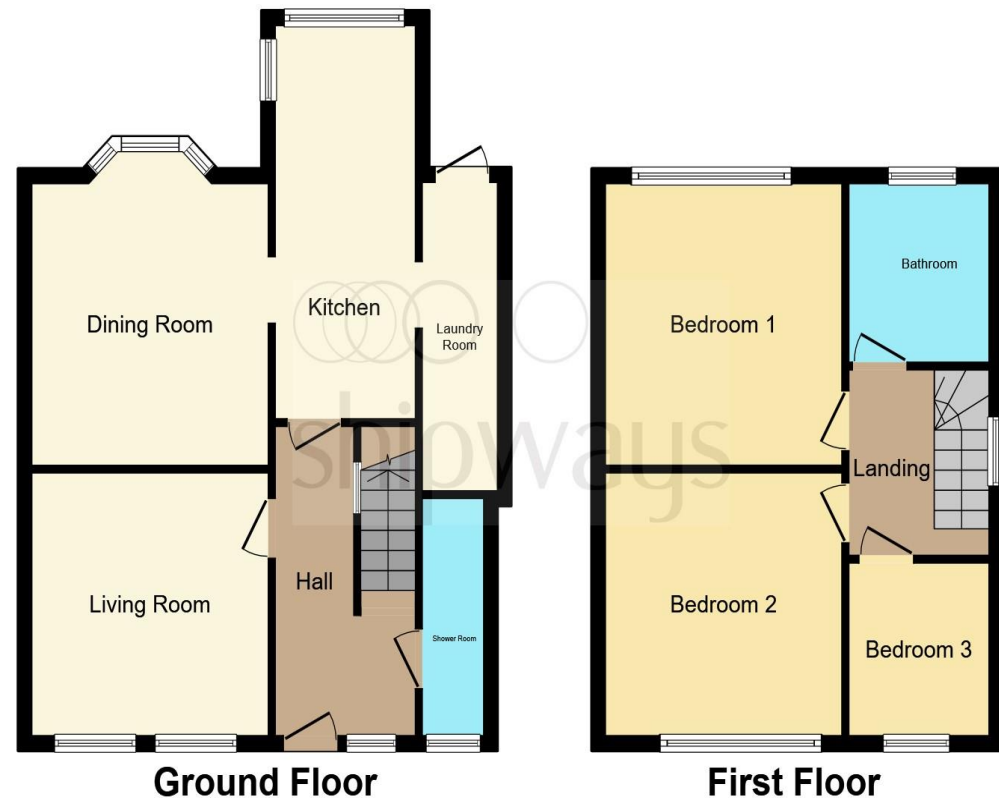
## Eastwood Road, Great Barr Birmingham

- LINK DETACHED HOUSE
- THREE BEDROOM
- TWO CAR DRIVE
- GARDEN OVERLOOKING NATURE CENTRE
- DOWNSTAIRS SHOWERROOM AND UPSTAIRS BATHROOM

Tenure: Freehold EPC Rating: E

offers in the region of

**£300,000**



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](http://www.focalagent.com)

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