



Burrelton Way, Great Barr
Birmingham, B43 5JJ

£250,000

Great Barr

£250,000



Paul Carr Estate Agents are pleased to offer this spacious three bedroom terrace family home which is situated on a popular and sought after residential estate in Great Barr.

This well presented property offers NO CHAIN and comprises of an entrance hallway with shower room, bespoke fitted kitchen / dining room, spacious lounge and a conservatory to the ground floor.

The first floor consists of a master bedroom with fitted wardrobes, two further double bedrooms and a family bathroom. to the front of the property is a lawn garden with a paved footpath leading to the front entrance door.

The rear garden has been paved for low maintenance and there is access to a rear garage.

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

An internal viewing is recommended to appreciate the accommodation on offer.

This property is offered with no upward chain





Property Specification

3 DOUBLE BEDROOMS
 SPACIOUS LOUNGE
 CONSERVATORY
 FITTED KITCHEN / DINER
 GARAGE PARKING

Hall

Lounge 4.90m (16'1") x 3.62m (11'11")

Kitchen/Diner 5.57m (18'3") x 3.64m (11'11")

Conservatory

Shower Room

Landing

Bedroom 3.78m (12'5") x 2.53m (8'4")

Bedroom 3.45m (11'4") x 2.73m (8'11")

Bedroom 4.26m (14') x 3.70m (12'2")

Family 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: 12th April 2024

Viewer's Note:

Services connected: Gas, Electric, 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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D		
39-54	E	45 E	
21-38	F		
1-20	G		

Map Location

