



48 James Road, Great Barr
Birmingham, B43 5ES

£205,000

Great Barr

£205,000



Paul Carr Estate Agents are pleased to offer this very well presented three bedroom mid terrace family home with NO CHAIN. This property is situated on an established and sought after residential road in Great Barr. The property has been much improved by the current owners and comprises of an entrance hallway, spacious lounge, fitted kitchen and a w/c 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 driveway for off road parking. The private rear garden is mainly laid to lawn with a paved sun patio with seating. The property is ideally located for local amenities, public transport links and School catchment area.





Property Specification

NO CHAIN
DOUBLE GLAZING
BRAND NEW FITTED KITCHEN
DROPPED CURB DRIVEWAY
MAINTAINED REAR GARDEN

Porch

Kitchen 3.58m (11'9") x 2.51m (8'3")

WC

Lounge 5.26m (17'3") x 4.41m (14'6")

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Bedroom 3.20m (10'6") x 3.09m (10'2") plus
0.10m (0'4") x 0.10m (0'4")

Bedroom 3.47m (11'5") x 2.74m (9')

Bedroom 2.49m (8'2") x 2.42m (7'11")

Bathroom

Landing

Agent's Note:

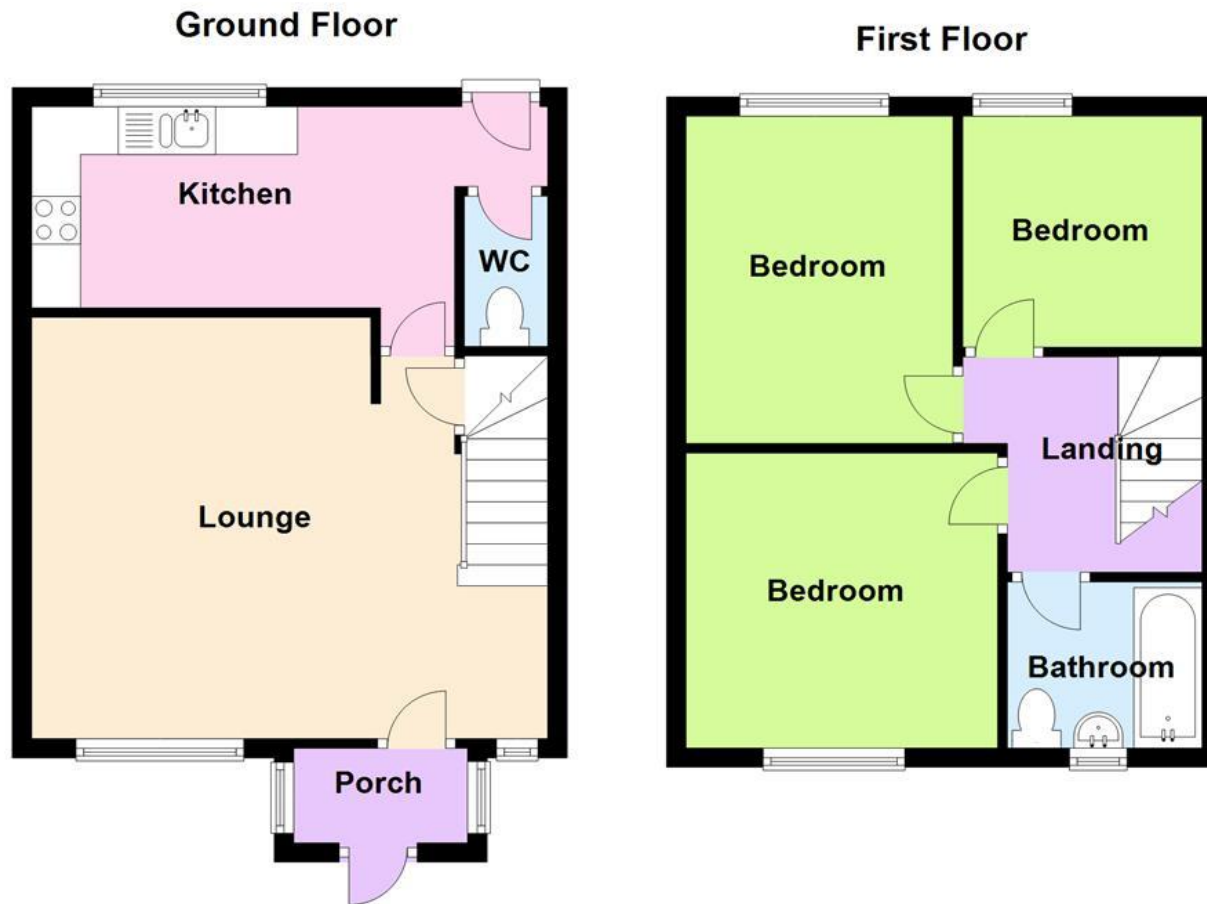
Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or 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: 18th June 2024

Viewer's Note:

Services connected:
Council tax band:
Tenure: Freehold years remaining, lease from
Ground Rent: £0
Service Charge: £0
Restrictions:

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		87 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Map Location

