



Southgate Road, Great Barr
Birmingham, B44 9AJ

£235,000

Great Barr

£235,000



Set in a popular road in Great Barr, this delightfully presented three bedroom property is a great family home, perfect for first time buyers or investors.

Situated with good transport links and local amenities, the property is set behind a front driveway and comprises of a reception hall with stairs off and a door leads into the dining room with two windows to the front and double doors lead into the spacious lounge with a feature fireplace and patio doors allow access into the garden creating a fabulous view to spend those evening nights looking over the sunset. The well fitted kitchen has a range of units, including an integrated hob, oven, fridge freezer, space for a washing machine as well as a door to the garden and a window to the side and rear.

Upstairs, the main bedroom is a good sized double with a window to the front, with the second room being another double with a window to the front. The third room is a good size with a window to the front and the well presented bathroom has a white suite, with a bath and shower over, wash basin, WC, useful airing cupboard currently housing the gas central heating boiler and a window to the rear.

Outside the large garden has a patio area perfect for garden furniture to enjoy those summer months leading into the lawn providing access to the rear garage which can be accessed via the gated rear right of way.

This well presented, double glazed and centrally heated home must be viewed to appreciate the space on offer.





Property Specification

POPULAR LOCATION
THREE BEDROOMS
SEMI DETACHED
PERFECT FAMILY HOME
IDEAL FOR FIRST TIME BUYERS

Lounge
4.28m (14'1") max x 3.57m (11'8")

Dining Room
3.61m (11'10") x 3.48m (11'5")

Kitchen
4.88m (16') x 2.12m (6'11")

Bedroom 1
3.68m (12'1") x 3.57m (11'9")

Bedroom 2
3.62m (11'11") x 3.57m (11'9")

Bedroom 3
2.31m (7'7") x 1.98m (6'6")

Bathroom
2.66m (8'9") max x 1.96m (6'5")

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 March 2024

Viewer's Note:

Services connected: Gas Electric Water Drainage

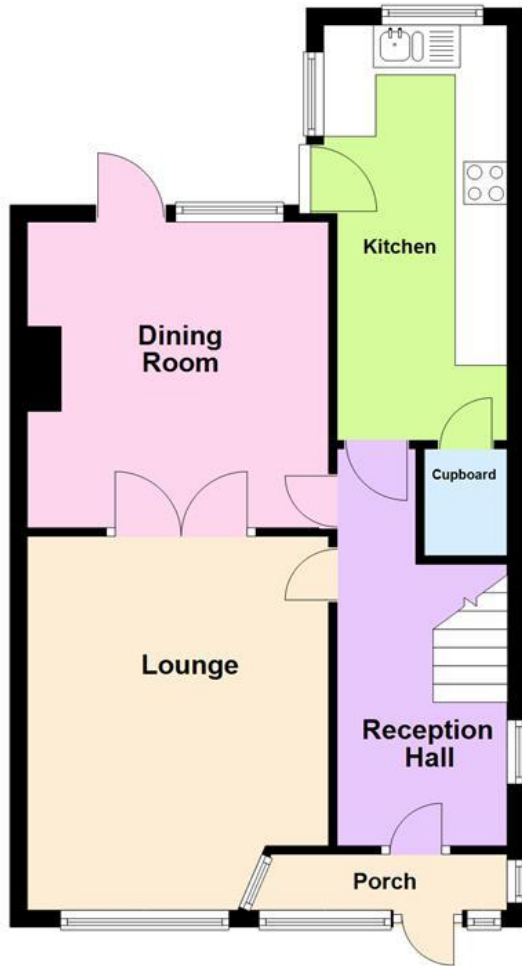
Council tax band: B

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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			85
(69-80) C			
(55-68) D		67	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC

Map Location

