



Courtenay Road, Great Barr
Birmingham, B44 8JA

Offers Over £200,000

Great Barr

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Offered with no upward chain, this well presented two bedroom traditional semi detached is ideal for First Time Buyers and is located on this highly popular road, close to Goodway Nursery.

Set behind a driveway, the property is accessed via a porch which leads to the reception hall with stairs off and doors to the kitchen as well as the lounge which has a half bay window to the front and double doors to the garden. The kitchen has been well planned to maximise the space and has a range of units with a built in oven and hob, space for a fridge freezer and a window and door to the rear whilst a door and single glazed window leads to the side utility area with ample storage, spaces for a washing machine and tumble drier, wall mounted central heating boiler and doors to the front and rear. On the first floor there are two good size bedrooms, the master is a good size double with a window and half bay window to the front and built in wardrobe whilst the second bedroom will take a double bed with a window to the rear. The bathroom has a white suite with a shower over the bath, wash basin, WC with concealed cistern, wall tiling and a window to the rear.

Outside there is a small area for a table and chairs with steps up to the lawned rear garden, there is a lovely garden shed which is used as a summer house and this double glazed and centrally heated home must be viewed.





Property Specification

NO UPWARD CHAIN
TWO BEDROOM
TRADITIONAL SEMI DETACHED
WELL PRESENTED
IDEAL FOR FIRST TIME BUYERS

Reception Hall
2.00m (6'7") x 1.97m (6'6")

Lounge
6.34m (20'10") into bay x 2.88m (9'5") max

Kitchen
3.27m (10'9") x 1.97m (6'6")

Side Passage
5.03m (16'6") x 1.65m (5'5") max

Bedroom 1
4.11m (13'6") x 3.59m (11'9") into bay

Bedroom 2
3.04m (10') x 2.88m (9'5")

Bathroom
2.06m (6'9") x 1.82m (5'11")

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: 5th February 2025

Viewer's Note:

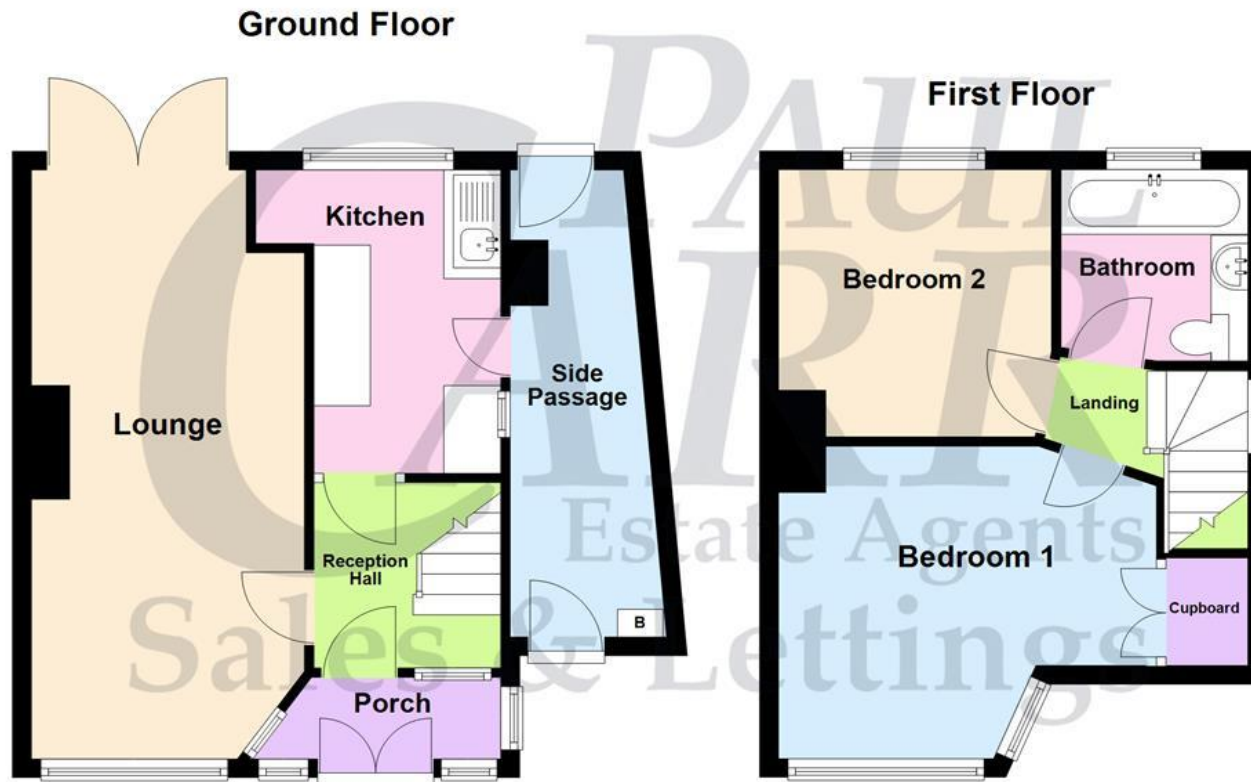
Services connected: Gas Electric Water Drainage

Council tax band: B

Tenure: Freehold

Floor Plan

This floor plan is not drawn to scale and is for illustration purposes only



Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D		
39-54	E	46 E	
21-38	F		
1-20	G		

Map Location

