



**Courtenay Road, Great Barr
Birmingham, B44 8JB**

Offers Over £220,000

Great Barr

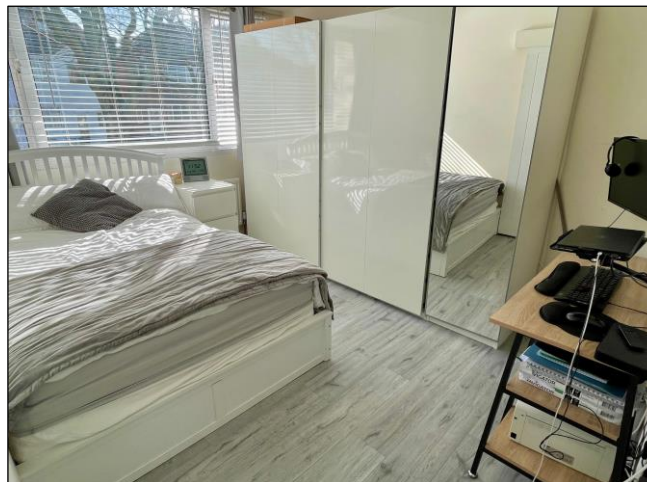
Offers Over £220,000

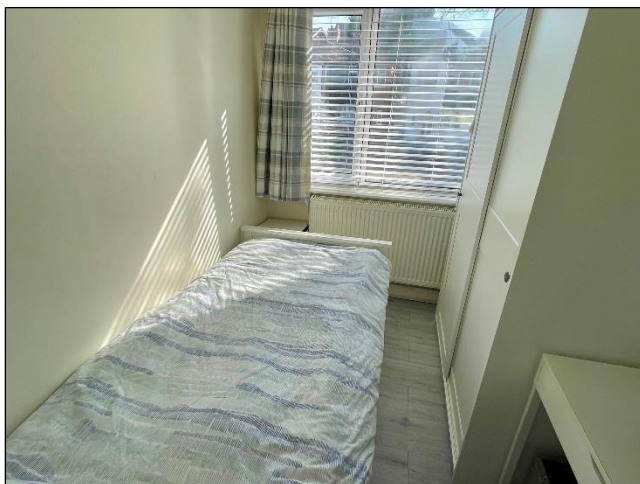


This attractive, extended three bedroom semi detached family home is ideal for First Time Buyers as well as buy to let investors and is set back from the road behind a driveway.

The property is accessed via a porch which leads to an entrance hall which has stairs off, an opening to the kitchen and a door leading to a spacious lounge with a window to the front and is an open plan layout to the dining area which offers a variety of uses and overlooks the garden. The kitchen is also open plan to the family room and has a range of units with built in double oven and hob and there is space for a washing machine. On the first floor there are three bedrooms, the master is a double with a window to the front, the second bedroom is also a double with a window to the rear whilst the third bedroom is a single with a window to the front. The well appointed bathroom has a white suite with a P shaped bath and shower over, wall tiling, storage cupboard and a window to the rear.

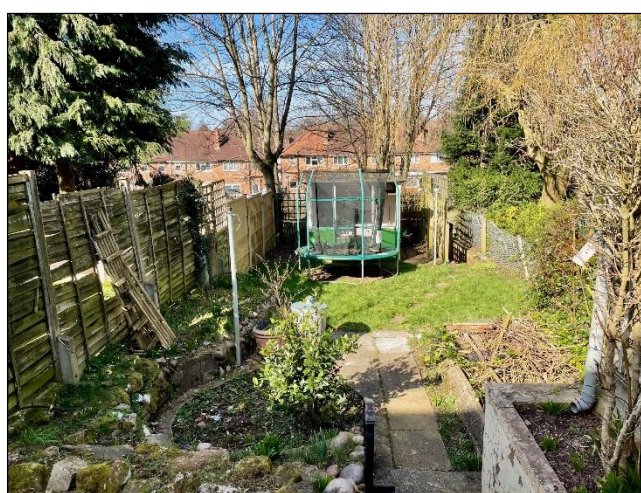
Outside there is a slabbed area with a timber garden shed, steps lead down to the lawn, there is a rear timber garage accessed via the rear right of way and viewing is essential of this double glazed and centrally heated home.





Property Specification

THREE BEDROOMS
SEMI DETACHED
IDEAL FOR FIRST TIME BUYERS
GREAT FOR BUY TO LET INVESTORS
DRIVEWAY



Lounge
6.34m (20'10") max x 2.90m (9'6")

Kitchen
3.79m (12'5") x 1.95m (6'5")

Dining Area
4.63m (15'2") x 2.68m (8'10")

Bedroom 1
3.61m (11'10") x 2.87m (9'5")

Bedroom 2
3.28m (10'9") max x 2.74m (9')

Bedroom 3
2.58m (8'6") x 2.02m (6'8")

Bathroom
2.20m (7'3") x 1.78m (5'10") max

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:

Viewer's Note:

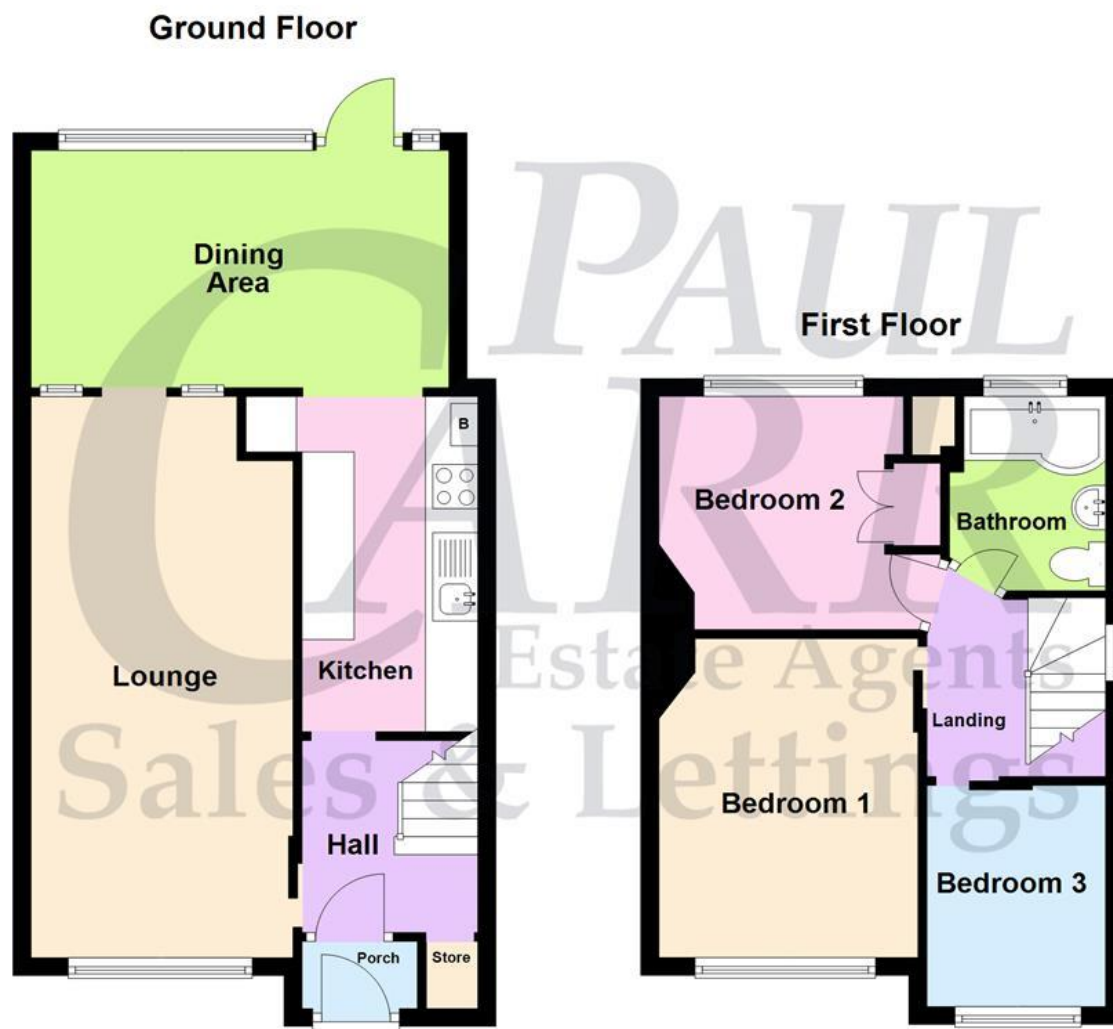
Services connected: Gas Electric Water Drainage

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		84 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

Map Location

