



Harbeck Avenue, Great Barr  
Birmingham, B44 8RN

**Offers Over £200,000**



# Great Barr

Offers Over £200,000



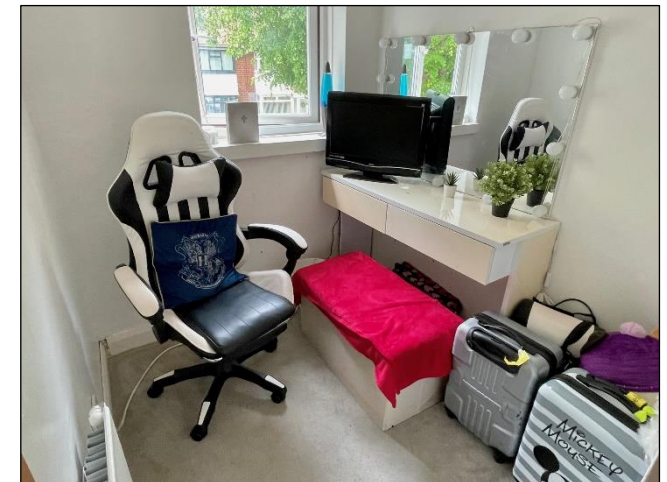
A three-bedroom semi detached family home with the added benefit of a useful loft area and located in this popular cul de sac in Great Barr.

Set behind a gravelled frontage (kerb not dropped) the property is accessed via a porch which leads to the entrance hall with stairs off and a door opens into the lounge with a bay window to the front. An opening leads to the dining kitchen with fitted units, built in oven and hob, space for a table and chairs, understairs storage cupboard with a single glazed window to the side. There is a single glazed window to the side and a window and door lead to the sun lounge which provides access to the garden.

On the first floor there are three bedrooms, the master is a double with a bay window to the front, the second bedroom is also a double and has a window to the rear whilst the third bedroom is a single with a window to the front. The well-appointed bathroom has a shower over the P shaped bath, there is wall tiling and a window to the rear whilst the landing has a window to the side and a steep staircase leads to the useful loft area.

Outside the rear garden has a slabbed area leading to the lawn, there is a decked section at the bottom along with a rear right of way and this majority double glazed and centrally heated home must be viewed.

Under the terms of the Estate Agents Act 1979, Paul Carr Estate Agents disclose a personal interest in this property







### 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: 4 June 2025

**Identity Verification Fee** - We are required by law to conduct anti-money laundering checks on all those buying a property as part of our due diligence. As agents acting on behalf of the seller, we are required to verify the identity of all purchasers once an offer has been accepted, subject to contract. The initial checks are carried out on our behalf by Lifetime Legal. A non-refundable administration fee of £40 + VAT (£48 including VAT) applies which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us issuing a memorandum of sale, directly to Lifetime Legal, and is non-refundable.

## Property Specification

THREE BEDROOMS  
SEMI DETACHED  
DINING KITCHEN  
USEFUL LOFT AREA  
CUL DE SAC LOCATION

**Lounge**  
4.30m (14'1") into bay x 3.65m (12') max

**Dining Kitchen**  
4.71m (15'5") max x 3.36m (11')

**Sun Lounge**  
15' 2" x 7' 2" (4.62m x 2.18m)

**Bedroom 1**  
3.89m (12'9") into bay x 2.88m (9'5")

**Bedroom 2**  
2.88m (9'5") x 2.59m (8'6")

**Bedroom 3**  
1.89m (6'3") x 1.73m (5'8")

**Bathroom**  
2.32m (7'7") x 1.73m (5'8")

**Useful Loft Area**  
3.40m (11'2") x 2.00m (6'7")

### Viewer's Note:

Services connected: Gas Electric Water Drainage

Council tax band: B

Tenure: Freehold

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# Floor Plan

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

## Energy Efficiency Rating

**New  
Instruction  
Awaiting  
E.P.C.**

## Map Location

