



Hathersage Road, Great Barr
Birmingham, B42 2RZ

Offers in Excess of £195,000

Great Barr

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Paul Carr Estate Agents are delighted to bring to market this three-bedroom terraced property located on Hathersage Road within the Beeches Estate of Great Barr.

The property benefits from being within walking distance of local good schools and amenities.

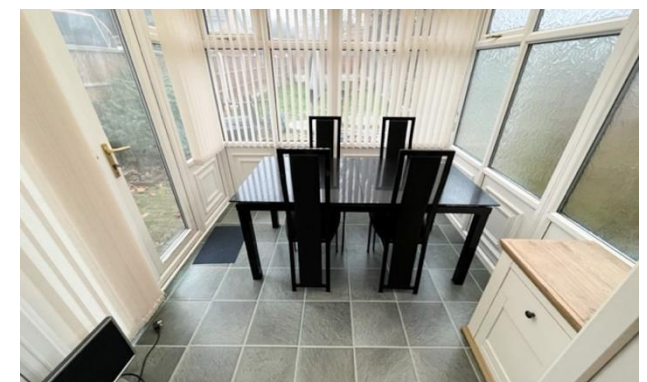
Approached via block paved driveway with security bollards, there is entrance through a secure porch.

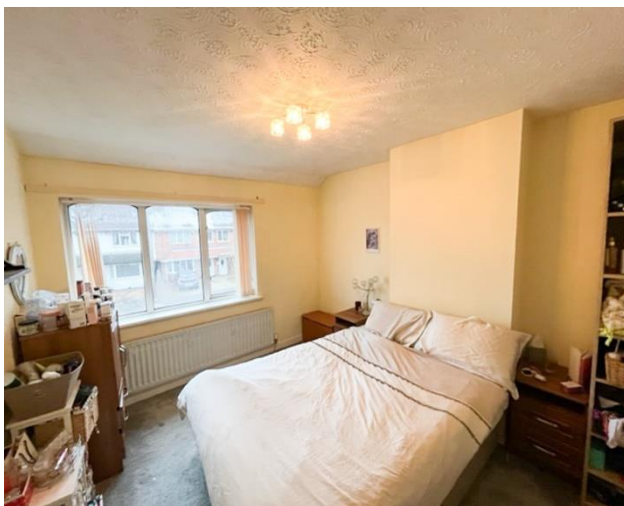
The living room offers good living space with bay window to the front and central fireplace with surround and hearth. The kitchen/dining room offers a fair amount of wall and base units throughout, with stainless steel sink and drainer, oven with gas hob then additional space for freestanding appliances and white goods. There is also a useful conservatory space currently used a dining space.

To the first floor, there are three bedrooms, two comfortable doubles and a smaller third.

The family bathroom offers a white suite, with bathtub with overhead shower, hand wash basin and low-level W.C.

Externally, there is a good size rear garden with slabbed patio and the remainder is laid to lawn.





Property Specification

THREE BEDROOM MID TERRACE PROPERTY
SPACIOUS LIVING ROOM
KITCHEN/ BREAKFAST ROOM
CONSERVATORY
BEECHES ESTATE

Living Room
14' 5" x 15' 9" (4.4m x 4.8m)

Kitchen/ Dining Room
10' 6" x 15' 9" (3.2m x 4.8m)

Conservatory
9' 2" x 8' 2" (2.8m x 2.5m)

Bedroom One
12' 2" x 11' 6" (3.7m x 3.5m)

Bedroom Two
10' 2" x 11' 6" (3.1m x 3.5m)

Bedroom Three
8' 10" x 6' 11" (2.7m max x 2.1m max)

Bathroom
6' 7" x 5' 11" (2.0m x 1.8m)

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:

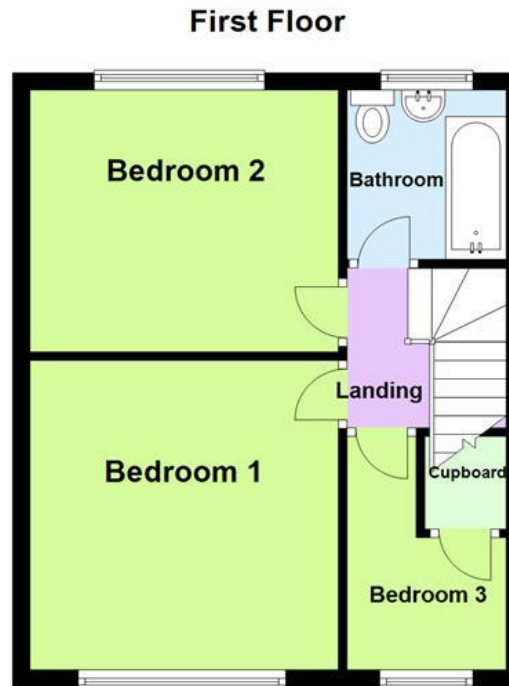
Services connected: mains electricity, gas, water and drainage

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

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(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

