



Nether Hall Avenue, Great Barr
Birmingham, B43 7EU

Offers Over £260,000

Great Barr

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Welcome to Nether Hall Avenue, a three bedroom townhouse style property that offers fantastic living space on a quiet new development within Great Barr.

The Nether Hall Estate is located within good distance of transport links and good schools.

Set back off the road, the property is approached via a single driveway and leading path.

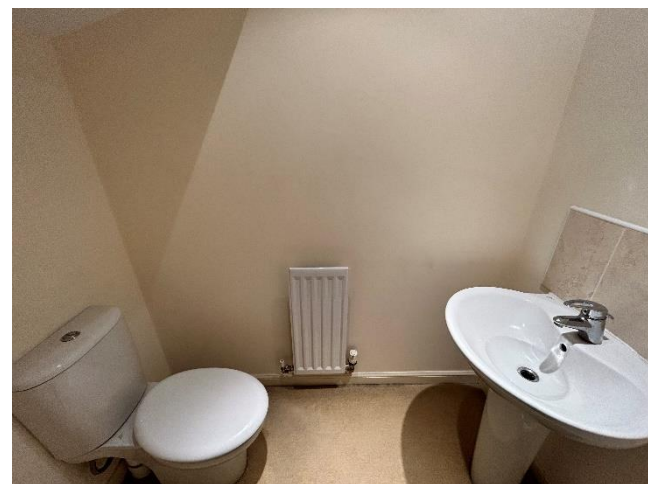
The property is set over three floors and consists of:

Ground floor benefiting from generous size hallway, W.C with hand wash basin and kitchen/diner to the rear. The kitchen is of good proportion with a large range of wall and base units. There is also access to the rear south facing garden.

On the first floor, there is a fantastic size living room and third bedroom.

The second floor houses the main bedroom with shower en suite, bedroom two and family bathroom.

Viewing is highly recommended on this property that offers good living accommodation on a sought after estate.





Property Specification

NETHER HALL ESTATE
THREE BEDROOM TOWNHOUSE
INTEGRAL GARAGE
KITCHEN/DINING ROOM
EN-SUITE MAIN BEDROOM

GROUND FLOOR

Kitchen/ Dining Room
9' 6" x 14' 9" (2.9m x 4.5m)

Garage

FIRST FLOOR

Living Room
15' 9" x 14' 9" (4.8m max x 4.5m max)

Bedroom Three
9' 10" x 8' 10" (3.0m x 2.7m)

SECOND FLOOR

Bedroom One
13' 1" x 8' 10" (4.0m x 2.7m)

En-Suite

Bedroom Two
10' 2" x 14' 9" (3.1m max x 4.5m max)

Bathroom
6' 11" x 5' 7" (2.1m x 1.7m)

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: 6th February 2023

Viewer's Note:

Services connected: mains electricity, gas, water and drainage

Council tax band: D

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			81
(69-80) C		78	
(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

