



Grindleford Road, Great Barr  
Birmingham, B42 2SQ

**Offers in Excess of £200,000**

# Great Barr

Offers in Excess of £200,000



Paul Carr Estate Agents are delighted to bring to market this three bedroom end terrace home located on the popular Beeches estate within Great Barr. The home is within walking distance of both primary and secondary schools.

Approached via a private driveway providing off road parking.

Upon entry you are welcomed into an entrance hallway which leads through to the downstairs reception rooms and has stairs off to the first floor. The dining room has good space for table and chairs with a pleasant aspect towards the garden, double doors into the lounge and door into the kitchen. The lounge area offers a bay window, neutral decor and central fireplace. The kitchen completes the downstairs accommodation and benefits from a range of wall and base units with counter tops over, one and a half bowl stainless steel sink and drainer, gas hob and oven and a patio door out to the garden. The ground floor also includes a convenient under stair store room.

To the first floor, there are three bedrooms, two comfortable doubles and a smaller but reasonable size third bedroom with stair box. The family bathroom offers a tiled suite with a bathtub and shower over, wash hand basin and a low level W.C.

Externally, there is a spacious garden with a large slabbed patio, leading to a long lawn with fencing to the perimeters and mature shrubs and plants.

Benefitting from double glazing and gas central heating throughout, the combination boiler was installed just over a year ago.

An internal viewing is highly recommended.





## Property Specification

THREE BEDROOM END TERRACE  
TWO RECEPTION ROOMS  
SEPARATE KITCHEN  
GREAT SIZE GARDEN  
PRIVATE DRIVEWAY

Entrance Hallway  
12' 10" x 5' 7" (3.9m x 1.7m)

Dining Room  
10' 6" x 9' 10" (3.2m x 3m)

Kitchen  
10' 6" x 5' 3" (3.2m x 1.6m)

Lounge  
14' 9" x 9' 10" (4.5m x 3m)

Bedroom One  
10' 6" x 9' 6" (3.2m x 2.9m)

Bedroom Two  
12' 6" x 8' 10" (3.8m x 2.7m)

Bedroom Three  
9' 10" x 6' 7" (3m x 2m)

Family Bathroom  
7' 3" x 6' 1" (2.2m x 1.85m)



### 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

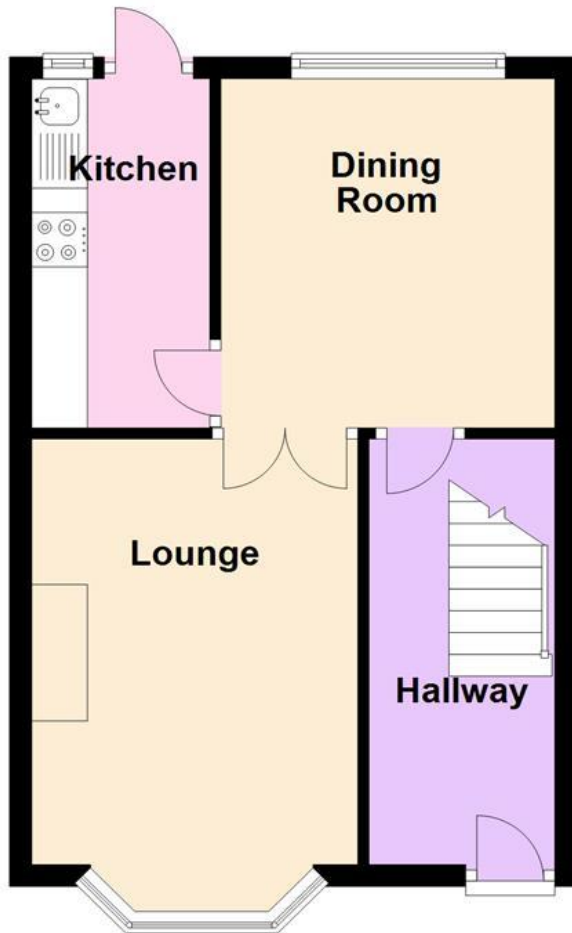
Council tax band: B

Tenure: Freehold

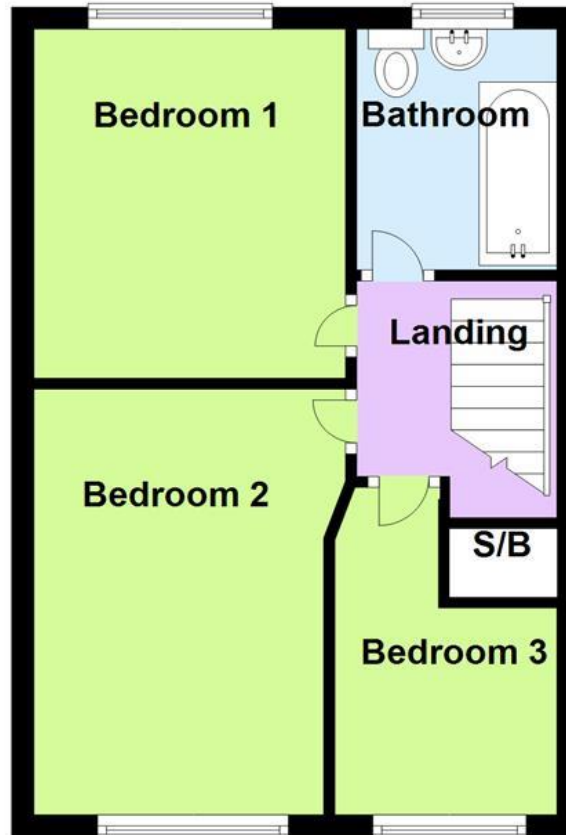
# Floor Plan

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

## Ground Floor



## First Floor



# Energy Efficiency Rating

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		85
(69-80)	<b>C</b>	69	
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC

# Map Location

