



Comsey Road, Great Barr  
Birmingham, B43 7RG

**£220,000**

# Great Barr

£220,000



We are pleased to bring to the market this three bedroom semi detached home located on Comsey Road. Situated on the popular Park Farm Estate you are close to local shops, amenities, the M6 Motorway, and the outstanding Barr Beacon Secondary School.

This home is approached via a printed driveway suitable for multiple vehicles and entered through a secure porch.

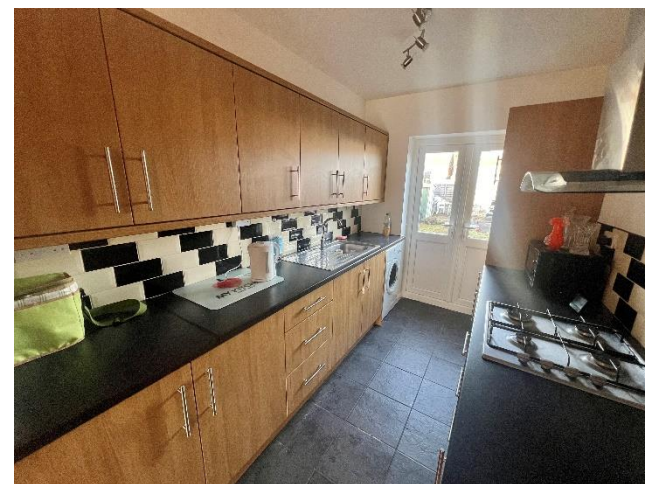
The inviting hallway gives you access to the ground floor living areas. The galley kitchen offers plentiful wall and base units and rolled edge countertops with a tiled splash back, sink with side drainer, electric oven and gas hob, integrated fridge/freezer and space for further integrated appliances. The lounge and dining room is a good sized space with a bay window to the front, fireplace and sliding patio doors to the rear.

Heading upstairs to the first floor accommodation you are presented with three good sized bedrooms and a family shower room with a hand wash unit and W.C.

Externally, the home has a private rear garden with a paved patio, lawned areas and rear vehicular access.

This home benefits from central heating and comes to the market with no upward chain,

Internal viewing is highly recommended.





## Property Specification

PARK FARM ESTATE  
THREE BEDROOM SEMI DETACHED  
NO UPWARD CHAIN  
PAVED DRIVEWAY  
PRIVATE GARDEN  
REAR VEHICLE ACCESS

Porch 1' 8" x 6' 7" (0.5m x 2m)

Hallway 11' 10" x 6' 7" (3.6m x 2m)

Kitchen 12' 2" x 6' 7" (3.7m x 2m)

Dining Room 13' 5" x 12' 2" (4.1m x 3.7m)

Lounge 13' 1" x 12' 2" (4m x 3.7m)

Bedroom One 11' 2" x 9' 6" (3.4m x 2.9m)

Bedroom Two 13' 1" x 11' 2" (4m x 3.4m)

Bedroom Three 8' 6" x 8' 10" (2.6m x 2.7m)

Bathroom 8' 10" x 6' 11" (2.7m x 2.1m)

### 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:

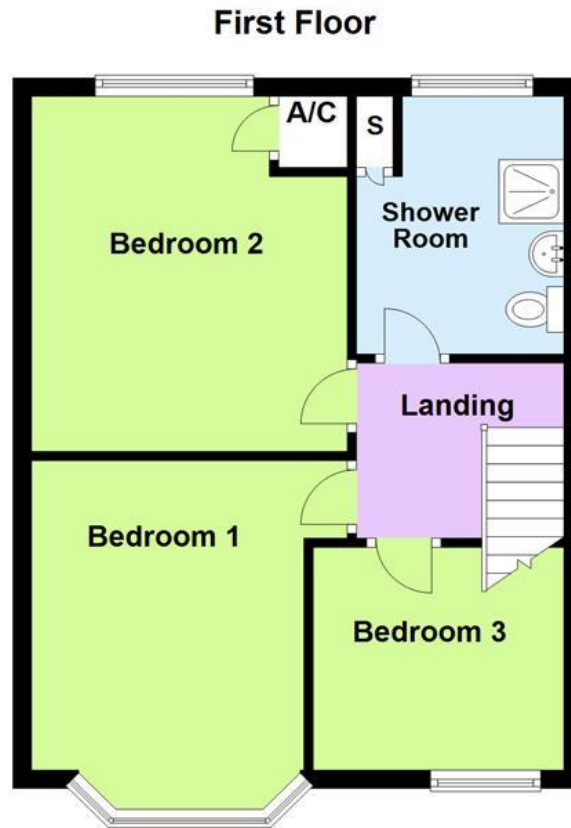
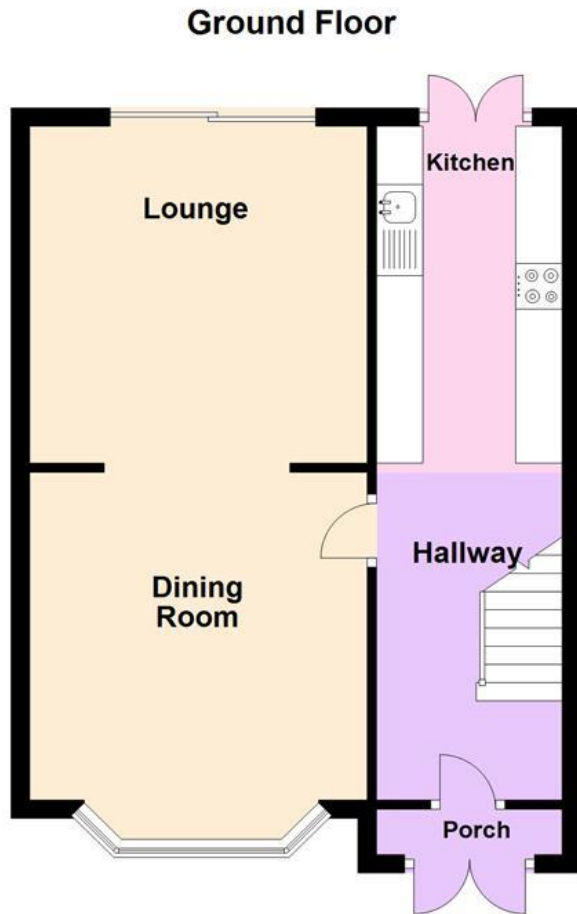
Services connected: mains electricity, gas, water and drainage

Council tax band: C

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)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(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			
<b>England, Scotland &amp; Wales</b>			EU Directive 2002/91/EC

## Map Location

