



Leighton Close, Great Barr
Birmingham, B43 7HY

Auction Guide Price £180,000

Great Barr

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Paul Carr Estate Agents welcome to the market this excellent first time buy or investment opportunity. This three bedroom mid terrace home located on Leighton Close is situated on the popular Pheasey Estate. within close distance to local shops, amenities, and Barr Beacon Secondary School.

Approached via a paved pathway adjacent to a low maintenance front garden and entered through the front door.

The ground floor living space offers a good size lounge with bay window and a kitchen and diner at the rear of the home, this consists of an array of wall and base units, rolled edge countertop, gas oven and hob, and finished with a sink unit and side drainer.

Heading upstairs to the first floor you are presented with three bedrooms, two of which are good sized doubles and then a smaller but still generously sized third bedroom.

The family shower room has a shower cubicle, hand wash unit and a W.C.

Externally, the home has a good sized private rear garden, with paved patio space and fencing to the perimeter.

Viewing this home is highly recommended.

THE PROPERTY WILL BE FREEHOLD ON COMPLETION

BEING SOLD BY ONLINE AUCTION
Starting Bids from: £190,000
Buy it now option available





Property Specification

BEING SOLD THROUGH ONLINE AUCTION
BUY IT NOW OPTION AVAILABLE- BUYERS FEE APPLIES
THREE GOOD SIZED BEDROOMS
MID TERRACED PROPERTY
LARGE GARDEN

Hall

11' 2" x 5' 3" (3.4m x 1.6m)

Lounge

10' 2" x 13' 1" (3.1m x 4m)

Kitchen/Diner

11' 6" x 15' 9" (3.5m x 4.8m)

Bedroom One

12' 6" x 12' 2" (3.8m x 3.7m)

Bedroom Two

10' 2" x 12' 2" (3.1m x 3.7m)

Bedroom Three

9' 10" x 7' 10" (3m x 2.4m)

Shower Room

7' 3" x 5' 7" (2.2m 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:

Viewer's Note:

Services connected :mains electricity ,gas, water and drainage


Council tax band: B

Tenure: FREEHOLD ON COMPLETION

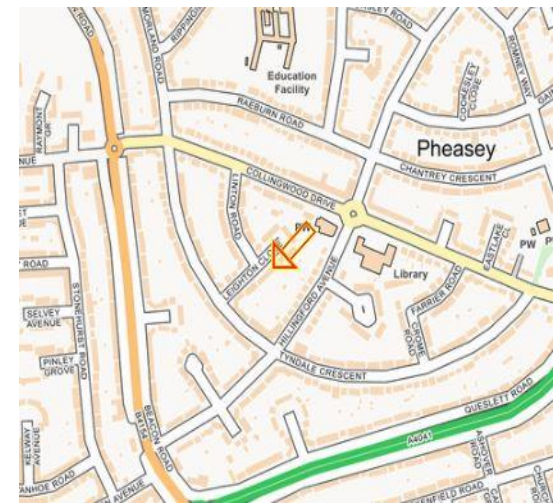
Floor Plan

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

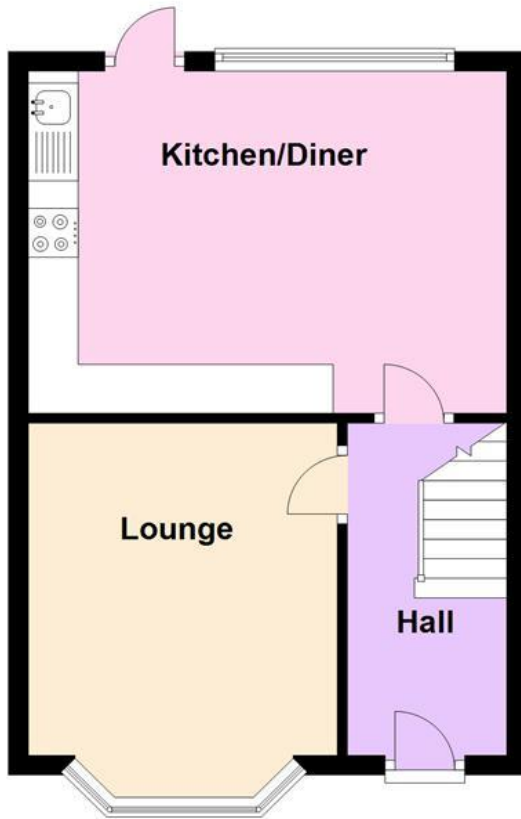
Energy Efficiency Rating

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



Ground Floor



First Floor

