



Brackenfield Road, Great Barr
Birmingham, B44 9BG

Offers Over £225,000

Great Barr

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Paul Carr Estate Agents welcome to the market this beautifully presented three bedroom family home located on Brackenfield Road.

Situated close to local shops, amenities, and great schooling for all ages.

The end terrace home is approached via a paved driveway suitable for multiple vehicles and entered to an inviting hallway.

This gives access to a lovely separate front lounge with a bay window and central fireplace. The kitchen is a lovely presented space with plenty of countertop space and an array of wall and base units, space for built in appliances and a gas hob oven and a sink with side drainer.

Completing the downstairs living space is a useful utility room with more storage and space for appliances.

Heading upstairs 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 bathroom is a modern suite with a bathtub and overhead shower, hand wash unit and a W.C.

Externally the home comes with a good sized South facing rear garden and a paved patio space.

Viewing this family home is highly recommended.





Property Specification

THREE BEDROOM FAMILY HOME
END TERRACE
PERFECT FIRST TIME BUY OR INVESTMENT
MODERN KITCHEN
SPACIOUS DRIVEWAY

Hallway
10' 10" x 5' 3" (3.3m x 1.6m)

Lounge
15' 1" x 11' 2" (4.6m x 3.4m)

Kitchen
11' 6" x 10' 6" (3.5m x 3.2m)

Utility
10' 10" x 5' 11" (3.3m x 1.8m)

Bedroom One
12' 2" x 11' 2" (3.7m x 3.4m)

Bedroom Two
10' 2" x 11' 2" (3.1m x 3.4m)

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

Bathroom
6' 11" x 5' 11" (2.1m 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:

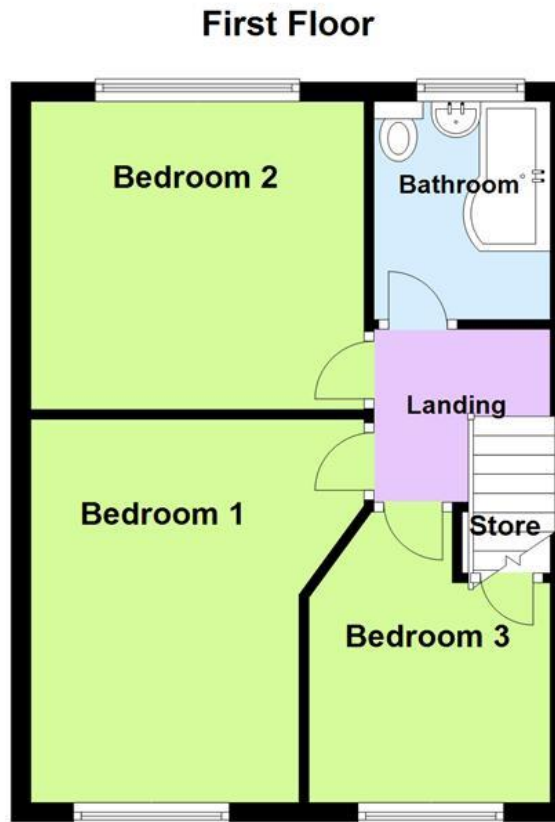
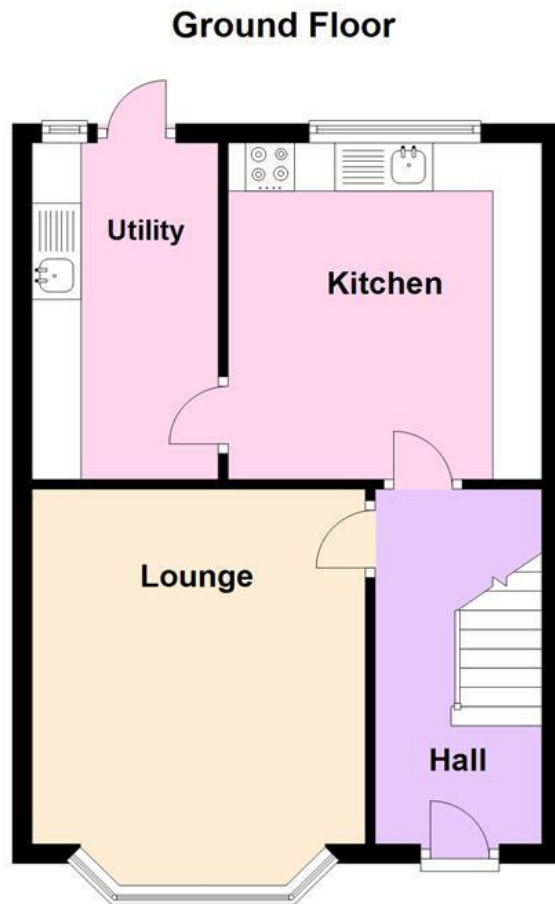
Services connected: mains electricity, gas, water and drainage

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		85
(69-80)	C		
(55-68)	D	91	
(39-54)	E		
(21-38)	F		
(1-20)	G		

Map Location

