



Calshot Road, Great Barr
Birmingham, B42 2BZ

Offers in Excess of £220,000

Great Barr

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We are pleased to present to the market this well presented three bedroom semi-detached family home. Located on the popular Perry Beeches area of Great Barr within walking distance of local school, shopping amenities and close at hand to the Scott Arms centre and M6 Motorway network.

Approached via a private driveway and leading up to the front entrance. Internally the hallway leads to all downstairs rooms and has stairs of to the first floor.

A dual aspect lounge and diner offers generous reception space with bay windows front and rear and the kitchen offers a selection of wall and base cabinets with space for appliances, sink and side drainer and a side door giving access to a secure enclosed passageway.

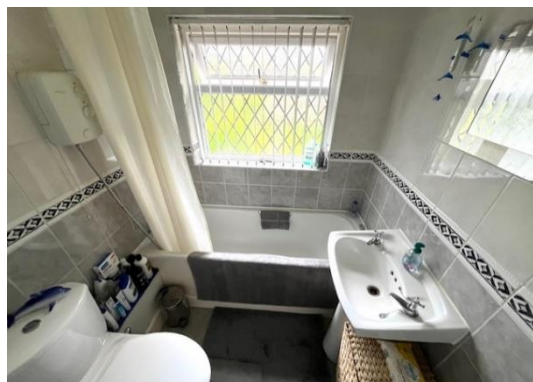
Travelling up to the first floor the landing leads to three bedrooms, two being good size doubles and a smaller third bedroom. The family bathroom is fully tiled and offers a suite with bath and shower over, wash hand basin and W.C.

Additionally a fully boarded loft is accessed via the landing with pull down ladders.

Externally is a well maintained and spacious rear garden made up of slabbed patio areas and grass lawn with a large storage facility and gated access to the rear of the property.

This home offers a great opportunity for families looking to settle in this popular residential area with a home they can move straight into and put their own stamp onto.





Property Specification

THREE BEDROOM SEMI DETACHED
DUAL ASPECT LOUNGE and DINER
DRIVEWAY
SPACIOUS GARDEN
FULLY BOARDED LOFT

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

Enclosed Side Passage
17' 1" x 3' 3" (5.2m x 1m)

Dual Aspect Lounge & Diner
24' 11" x 9' 2" (7.6m x 2.8m)

Landing
6' 3" x 5' 11" (1.9m x 1.8m)

Bedroom One
12' 6" x 9' 2" (3.8m x 2.8m)

Bedroom Two
12' 2" x 9' 2" (3.7m x 2.8m)

Bedroom Three
7' 3" x 5' 7" (2.2m x 1.7m)

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:

Viewer's Note:

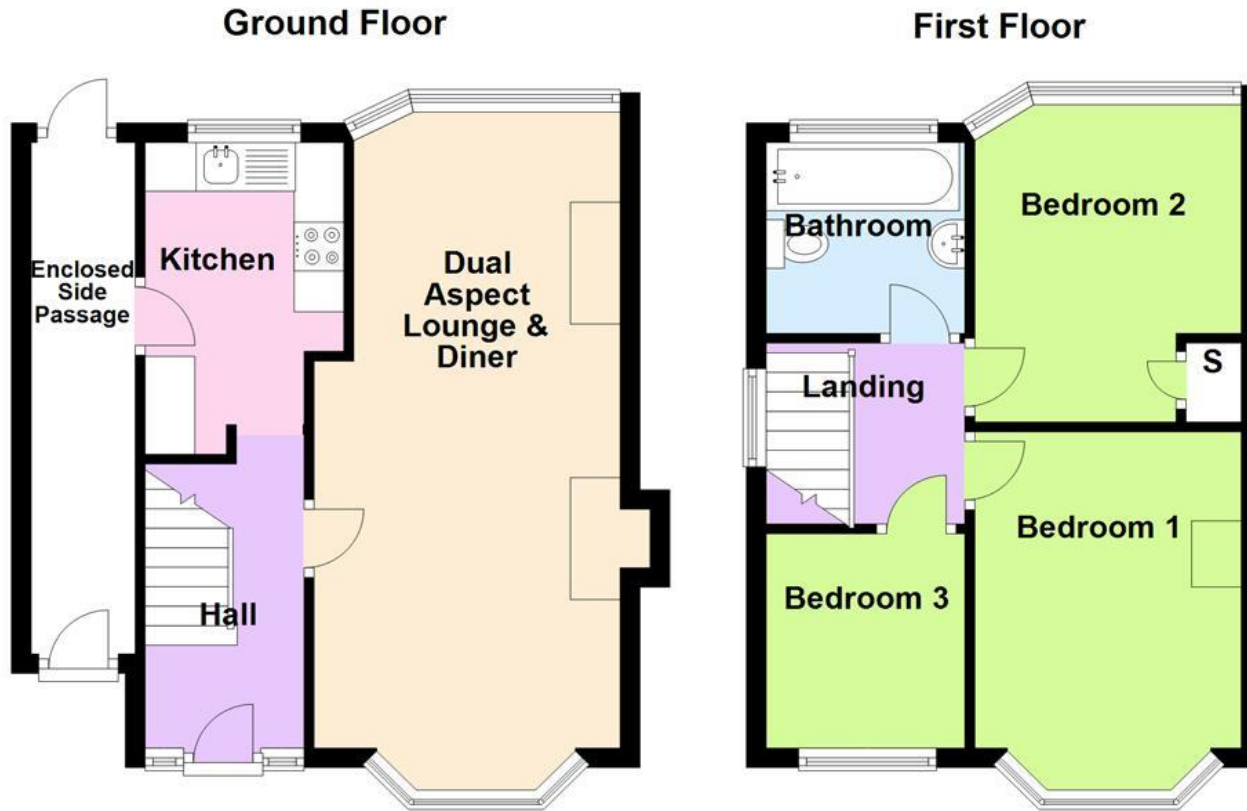
Services connected: mains, electricity, gas, water and drainage

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		
(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

