



Pinley Grove, Great Barr
Birmingham, B43 7RB

Guide Price £195,000

Great Barr

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CASH BUYERS ONLY

Paul Carr is bringing to market this three bedroom semi detached property located in the popular Park Farm Estate close to local schools for children of all ages, amenities plus transport and road links.

The property is a great opportunity to purchase and modernize to your own requirements.

The property is approached via long driveway and grass area.

Upon entering the property you are welcome by a hallway offering plenty of light. You then walk through the double doors into good sized lounge with door leading to the garden. The kitchen consists of a sink unit with drainer and plenty of cupboard space under the units with worktop surfaces over and a door leading to the dining room/playroom.

The first floor consists of two double bedrooms and a good sized third bedroom, the shower room comprising wash hand basin and storage underneath and a separate WC. The rear garden is of a good size with a lower paved area and a larger grass area on the upper level.

Offered for sale with No Onward Chain

Viewing is highly recommended to realise the potential this property offers.





Property Specification

SEMI DETACHED PROPERTY
THREE BEDROOMS
POPULAR PARK FARM ESTATE
NO UPWARD CHAIN
REQUIRES MODERNISATION

Hallway

Lounge 16' 2" x 12' 6" (4.92m x 3.81m)

Kitchen 12' 4" x 6' 11" (3.76m x 2.11m)

Dining Room 9' 9" x 6' 11" (2.97m x 2.11m)

Landing

Bedroom 1 12' 0" x 11' 1" (3.65m x 3.38m)

Bedroom 2 10' 7" x 9' 1" (3.22m x 2.77m)

Bedroom 3 8' 1" x 6' 11" (2.46m x 2.11m)

Shower Room 7' 5" x 6' 10" (2.26m x 2.08m)

W.C

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) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			

Map Location

