



Lechlade Road, Great Barr
Birmingham, B43 5NG

Offers Over £290,000

Great Barr

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Paul Carr is delighted to bring to market this well presented detached family home.

Located in this popular area just off Jayshaw Avenue near to schools for children of all ages, local shops, public transport links and the road and motorway network.

The property is approached via a well tended front garden with pathway leading to the enclosed porch. There is welcoming reception hall with stairs off to the first floor and doors radiating off and leading to a dining room with bay window to front, the rear extended lounge is a lovely bright room with picture windows overlooking the rear garden. The fitted galley kitchen offers a good range of wall and floor units with plenty of countertop space, fitted electric hob and oven below, sink unit with side drainer, there is plenty of space for further appliances and the kitchen is finished off with a handy pantry style cupboard. A door leads out to the side passage which gives access to the rear garden and to the downstairs shower room which has a walk-in shower and is fully tiled, there is also an understairs storage cupboard.

On the first floor are three bedrooms, two being doubles and a good sized third bedroom. There is also the family bathroom which consists of a bath with mixer shower style tap, wash hand basin and W.C.

To the rear of the property is a beautifully presented landscaped garden having patio area, fence enclosed with lawn and shrub borders, there is a gate at the rear for access.

Viewing is highly recommended to appreciate the property on offer.





Property Specification

DETACHED FAMILY HOME
THREE BEDROOMS
EXTENDED LOUNGE
SEPARATE DINING ROOM
DOWNSTAIRS SHOWER ROOM



Porch 1.94m (6'4") x 0.54m (1'9")

Hall 4.75m (15'7") max x 2.04m (6'8")

Dining Room 3.50m (11'6") x 3.50m (11'6")

Lounge 5.85m (19'2") x 3.50m (11'6")

Kitchen 4.60m (15'1") x 2.04m (6'8")

Side Passageway

Shower Room 2.13m (7') x 0.82m (2'8")

Bedroom 1 3.77m (12'4") x 3.60m (11'10")

Bedroom 2 3.60m (11'10") x 3.50m (11'6")

Bedroom 3 2.42m (7'11") x 2.06m (6'9")

Bathroom 8' 2" (2.49m) x 6' 8" (2.04m)



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:

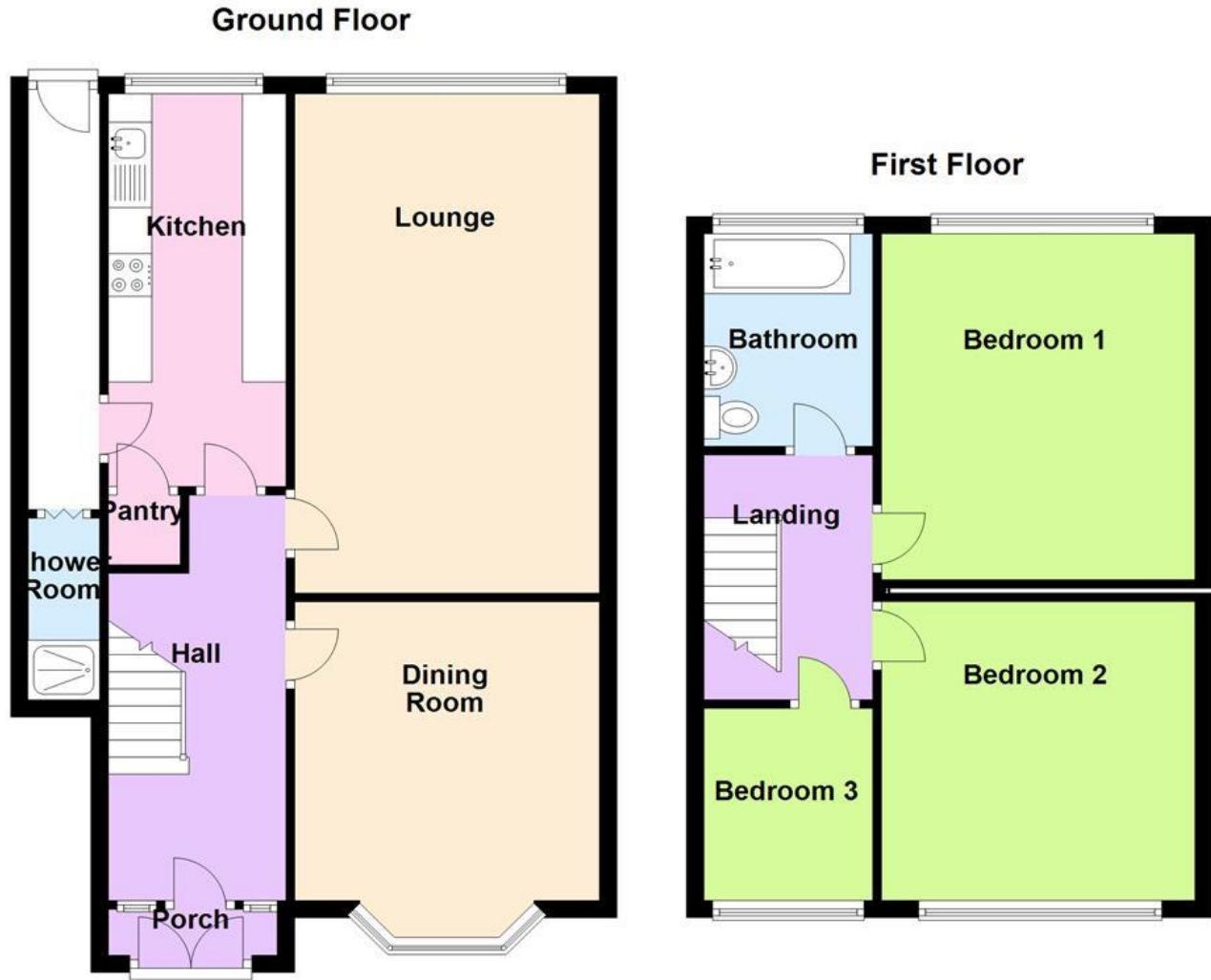
Services connected: mains electricity, gas, water and drainage

Council tax band: D

Tenure: Freehold

Floor Plan

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



Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

Map Location

