



Lechlade Road, Great Barr
Birmingham, B43 5ND

£215,000

Great Barr

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Paul Carr Estate Agents are delighted to bring to market this semi-detached family home set in this sought after location just off Jayshaw Avenue, being ideally positioned for schooling for children of all ages along with a good road network and public transportation.

The property has double glazing and gas fired heaters and gives the opportunity for you to update so an ideal first time buy or for an investor.

The property is approached via the dropped kerb and paved area and lawned front garden which leads to the enclosed porch and in turn the entrance hall which has the stairs leading to the first floor and doors that radiate off to; front lounge with bay window, the rear dining room has patio doors overlooking and opening to the rear garden. The kitchen is fitted with a range of base and wall units with work surfacing having sink with drainer, there is space for further appliances and a door leads to the side passageway which gives access to both the front of the property and the rear garden.

On the first floor are two double bedrooms plus a third single bedroom, the family bathroom consists of a bath with shower over, wash hand basin and W.C.

The rear garden is of a good size and has patio area which leads to the lawn being fence and hedge enclosed, and a path leads to the rear garage which can be accessed via the rear gated entrance.

Viewing is recommended to appreciate the property and potential on offer





Property Specification

SEMI DETACHED FAMILY HOME
THREE BEDROOMS
TWO RECEPTION ROOMS
KITCHEN
UPSTAIRS BATHROOM

Porch

Hall
3.49m (11'5") x 1.81m (5'11")

Lounge
4.26m (14') max x 3.19m (10'6")

Dining Room
3.81m (12'6") x 3.19m (10'6")

Kitchen
10' 11" x 0' 0" (3.33m x 1.81m)

Bedroom 1
4.26m (14') max x 3.19m (10'6") plus
0.38m (1'3") x 0.38m (1'3")

Bedroom 2
11' 8" x 0' 0" (3.55m x 3.19m)

Bedroom 3
2.21m (7'3") x 1.81m (5'11")

Bathroom
2.58m (8'6") x 1.81m (5'11")

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:

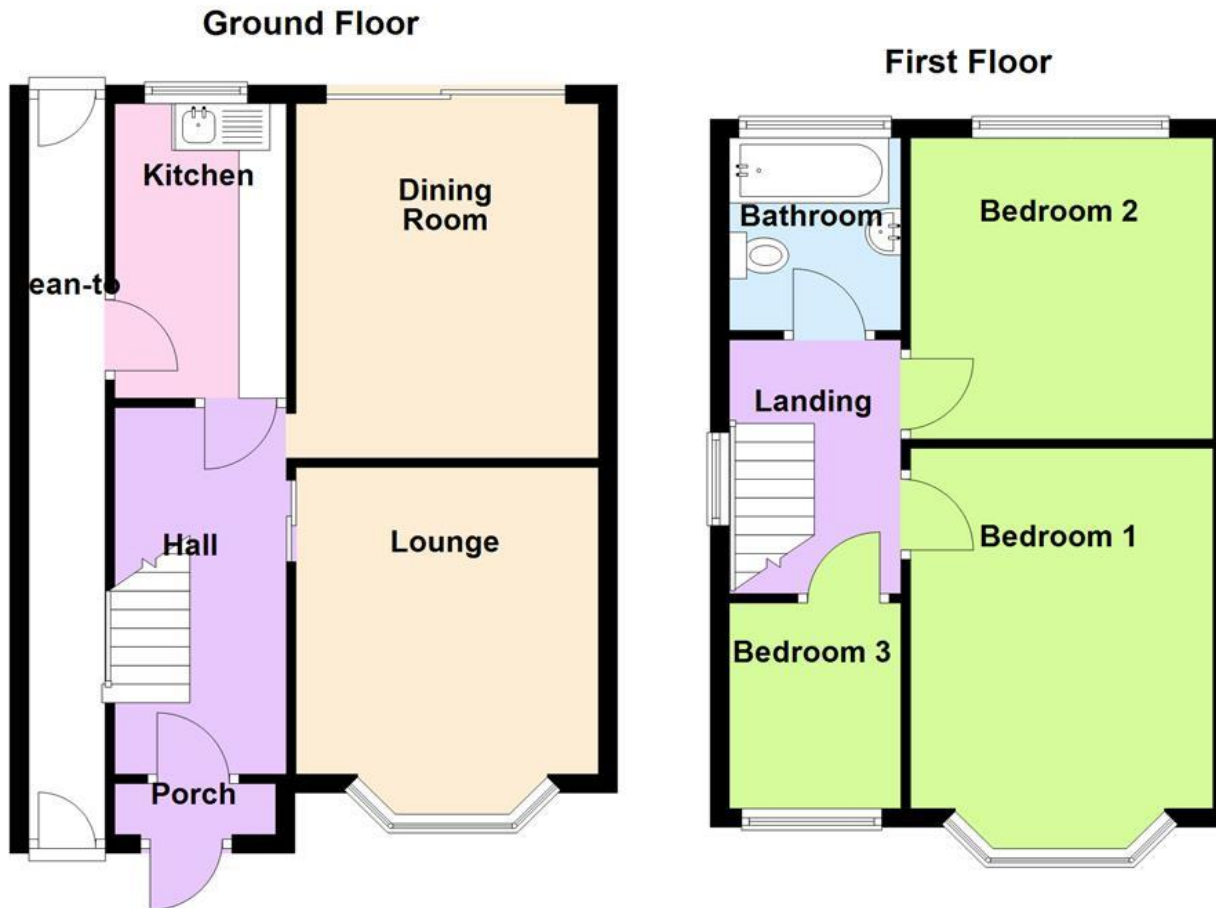
Services connected: mains electricity, gas, water and drainage

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C		
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

Map Location

