



Ashworth Road, Great Barr  
Birmingham, B42 2RB

Offers Over £190,000

# Great Barr

Offers over £190,000



Paul Carr is delighted to bring to market this well-presented semi-detached property located in this quiet cul-de-sac location facing onto the nature reserve yet still being ideally positioned for local shops, schools, public transport and road links and is offered for sale with no onward chain. This property would make an ideal first time buy or an investment property. The property is approached via the generously proportioned block paved driveway providing ample off road parking, an enclosed porch provides access to the property and you are welcomed straight into the lounge area with bay window to the front, stairs lead to the first floor and doors radiating off to; fitted kitchen comprising a selection of wall and base units with work surfacing, inset sink with drainer, hob with extractor over and eye level cooker. On the ground floor is also the bathroom being fitted with a suite consisting of a panelled bath with shower over, wash hand basin set into vanity unit and W.C. To the first floor are the two double bedrooms one having fitted wardrobe and over stairs storage. To the outside of the property is a continuation of the driveway providing a low maintenance rear garden, storage areas.





## Property Specification

SEMI DETACHED PROPERTY  
TWO DOUBLE BEDROOMS  
LOUNGE AREA  
KITCHEN  
FITTED BATHROOM

### Porch

Living Room 21' 0" x 10' 0" (6.41m x 3.05m)

Kitchen 7' 5" x 5' 3" (2.26m x 1.61m)

Bathroom 7' 5" x 4' 4" (2.26m x 1.31m)

Bedroom 1 9' 11" x 10' 0" (3.01m x 3.05m)

Bedroom 2 10' 5" x 10' 0" (3.17m x 3.05m)

### 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 Gas, Electric, Water & 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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		91 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

## Map Location

