



Calver Grove, Great Barr
Birmingham, B44 9BE

Offers in Excess of £250,000

Great Barr

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Paul Carr Estate Agents are delighted to bring to market this superbly presented three bedroom end terraced property being well presented and updated and set in this well-regarded cul-de-sac location in close proximity to schooling for children of all ages, local transport, shopping at the popular Asda and having the Queslett nature reserve close by.

The property is approached via off road parking and the entrance door takes you into the lounge which has the bay window to the front and has the stairs leading off to the first floor, an archway opens to the fitted kitchen/diner.

The kitchen is fitted with a good range of base and wall units with work surfacing areas having inset sink, fitted electric hob, built in double oven, integrated fridge freezer and dishwasher.

On the first floor are two double bedrooms and a third single bedroom, the family bathroom consists of bath with shower over and side splash screen, W.C and wash hand basin set into vanity unit.

To the rear of the property is the rear garden which has a good-sized patio area which leads to a low maintenance garden with path leading to the superb log cabin style garden room which benefits from electrics, radiator and is fitted with a bar area, providing the perfect space for both entertaining or as a home office etc

Viewing is highly recommended to appreciate the accommodation on offer





Property Specification

END TERRACE
THREE BEDROOMS
OPEN PLAN LIVING
FITTED KITCHEN DINING ROOM
TWO DOUBLE BEDROOMS PLUS SINGLE BEDROOM
GARDEN ROOM

Lounge
5.12m (16'10") x 4.34m (14'3")

Kitchen/Dining Room
5.12m (16'10") x 3.12m (10'3")

Bedroom 1
3.71m (12'2") x 2.61m (8'7")

Bedroom 2
3.76m (12'4") x 2.61m (8'7")

Bedroom 3
2.84m (9'4") x 2.42m (7'11")
plus 0.20m (0'8") x 0.20m (0'8")

Bathroom
2.42m (7'11") x 2.05m (6'9")

Garden Room
4.97m (16'4") x 4.57m (15')

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Map Location

