



Linton Road, Great Barr
Birmingham, B43 7JA

Offers Over £210,000

Great Barr

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Paul Carr Estate Agents are delighted to bring to the market this well presented three bedroom mid terraced property on the popular Pheasey location being an ideal first time buy or as an investment.

Ideally located for schooling for children of all ages, along with public transport links and road networks.

The property is approached via a driveway and block paved frontage and entered through a secure porch.

Once through the door you have a hallway with stairs leading to the first floor and doors radiating off to front lounge with bay window, rear dining room which leads on to the kitchen fitted with base and wall units with work surfaces over incorporating a sink with drainer, an integrated double oven and a gas hob. The door from the kitchen and dining room lead into an extended sun room which features a useful downstairs W.C

To the first floor are two double bedrooms plus a further good sized third bedroom and the family bathroom consisting of a bath with shower over, W.C and wash hand basin. To the rear of the property is a well established garden having a patio which then leads to a lawned garden enclosed with fencing and featuring multiple storage sheds.

Coming to market with no upward chain a viewing is highly recommended to appreciate the property on offer.





Property Specification

THREE BEDROOM
MID TERRACE
NO UPWARD CHAIN
WELL MAINTAINED REQUIRES SMALL DEGREE MODERNISATION
WELL PRESENTED GARDEN

Entrance Porch

Hallway 12' 6" x 5' 5" (3.8m x 1.65m)

Front Lounge 15' 5" x 9' 10" (4.7m x 3m)

Reception Room 11' 2" x 9' 10" (3.4m x 3m)

Kitchen 10' 10" x 5' 7" (3.3m x 1.7m)

Sun Room 7' 3" x 12' 10" (2.2m x 3.9m)

Guest W.C 3' 3" x 4' 7" (1m x 1.4m)

Landing 6' 3" x 5' 7" (1.9m x 1.7m)

Bedroom One 13' 1" x 11' 10" (4m x 3.6m)

Bedroom Two 11' 2" x 11' 10" (3.4m x 3.6m)

Bedroom Three 10' 2" x 7' 10" (3.1m x 2.4m)

Bathroom 7' 8" x 5' 7" (2.34m x 1.7m)

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		82 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

Map Location

