



Tideswell Road, Great Barr
Birmingham, B42 2DU

£225,000

Great Barr

£225,000



Paul Carr Estate Agents are delighted to bring to market this well presented modernised three bedroom end terrace situated on the popular Beeches Estate conveniently located in close proximity for schooling of all ages, transport links and local amenities.

The property would be an ideal buy for families, first time buyers or investors with the home being in excellent condition ready for occupation.

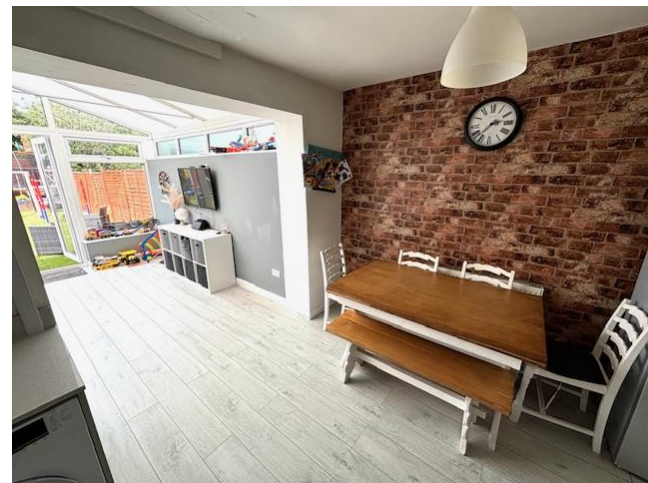
Approaching the property via the driveway which gives private off road parking and leading down small steps to the front entry.

Once through the front door you are welcomed into the hallway with stairs up to the first floor and doors radiating off to all downstairs rooms. The lounge is beautifully presented with a modern colour scheme and a bay window to the front aspect. The kitchen has a lovely range both wall and base units with work surfaces over, having inset sink unit with drainer and space for multiple appliances. To the side of the kitchen is a useful breakfast area with space for table and chairs and open access into the conservatory. The conservatory is of eye catching proportions with underfloor heating and provides excellent additional floor space with multi functional usage.

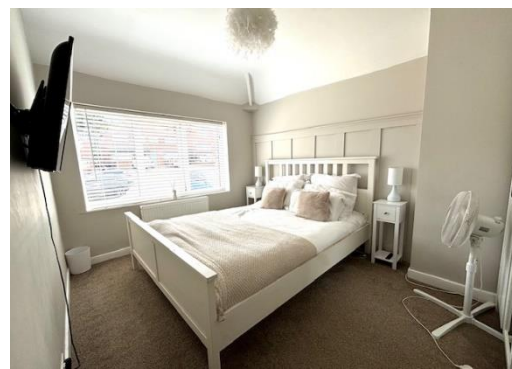
The first floor comprises of two double bedrooms and a smaller third bedroom. The family bathroom has a suite comprising bath with shower over and side splash screen, wash hand basin and W.C.

The rear garden offers a flat mainly turfed lawn with fencing to the perimeters and a patio to the rear.

Viewing is highly recommended to appreciate this well maintained property.



Property Specification



EXTENDED THREE BEDROOM
END TERRACE
MODERN INTERIOR
LARGE CONSERVATORY
DRIVEWAY

Hallway
12' 10" x 5' 3" (3.9m x 1.6m)

Lounge
14' 9" x 9' 10" (4.5m x 3m)

Kitchen & Breakfast Room
10' 2" x 15' 9" (3.1m x 4.8m)

Conservatory
12' 6" x 14' 9" (3.8m x 4.5m)

Landing
7' 10" x 5' 11" (2.4m x 1.8m)

Bedroom One
12' 10" x 9' 2" (3.9m x 2.8m)

Bedroom Two
10' 6" x 9' 10" (3.2m x 3m)

Bedroom Three
9' 10" x 6' 7" (3m x 2m)

Bathroom
7' 3" x 5' 11" (2.2m x 1.8m)

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:

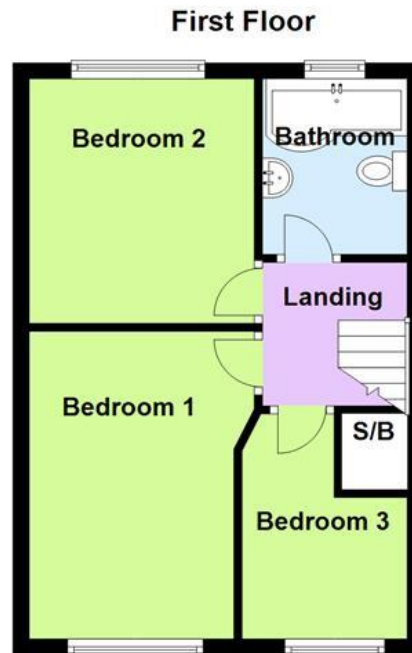
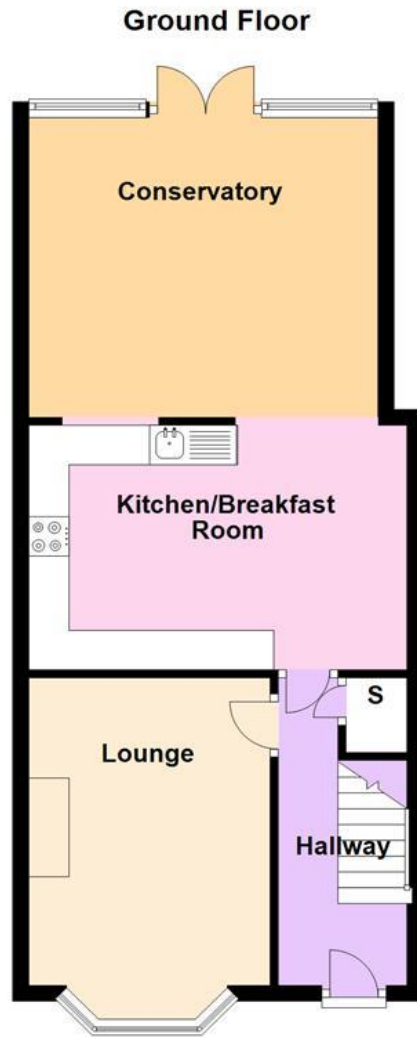
Services connected : mains electricity, gas, water and drainage

Council tax band: A

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		
69-80	C		76 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

Map Location

