



Shady Lane, Great Barr  
Birmingham, B44 9EB

£220,000



# Great Barr

£220,000



Paul Carr is bringing to market this three bedroom semi detached property located just off Aldridge Road which is an ideal location for schooling, public transport and local shops.

This would make an ideal investment or First Time Buy. Offered for sale with no onward chain.

Approaching the property from the front driveway and the enclosed porch you enter the hallway which gives access to the first floor and the rooms off. Good sized lounge has bow window to the front and a window to the rear, the extended fitted kitchen has a good selection of base and wall units with plenty of working surfaces having inset sink unit with drainer and four burner gas hob with oven under, there is plenty of space for further appliances, a door leads to the rear garden and also to the inner hallway which provides access to the front and also a door leads to the downstairs W.C which comprises W.C and wash hand basin.

On the first floor there are two double bedrooms plus a third single bedroom and the family bathroom which consists of a paneled bath with mixer shower over, sink unit set into vanity unit and W.C.

To the rear of the property is a garden with patio area which leads to a lawn being fence enclosed and a door leads into the separate garage with an up and over door which is accessed via a gated rear access.

Viewing is recommended to appreciate the property and potential this property offers.







## Property Specification

BEING SOLD BY ONLINE AUCTION  
BUY IT NOW OPTION AVAILABLE  
BUYERS FEE APPLIES  
THREE BEDROOM SEMI DETACHED  
EXTENDED KITCHEN  
DOWNSTAIRS W.C  
GARAGE AT REAR

**Lounge**  
7.66m (25'2") x 3.03m (9'11")

**Kitchen**  
2.15m (7'1") x 1.68m (5'6")

**Garage**  
6.58m (21'7") x 3.62m (11'11")

**Bedroom 1**  
3.75m (12'4") x 3.04m (10') plus  
0.34m (1'1") x 0.34m (1'1")

**Bedroom 3**  
1.97m (6'6") x 1.68m (5'6")

**Bedroom 2**  
3.81m (12'6") x 3.03m (9'11")

**Bathroom**  
2.55m (8'4") x 1.68m (5'6")

### 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: 24th May 2024

### 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

Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		82
(69-80) <b>C</b>		
(55-68) <b>D</b>	67	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		

## Map Location

