



George Road, Great Barr
Birmingham, B43 6LG

Offers in Excess of £260,000

Great Barr

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Paul Carr Estate Agents are delighted to bring to market this extended three bedroom semi detached property in the very popular Whitecrest area of Great Barr, boasting excellent road transport links and ideally located to Ofsted rated good and outstanding Primary and Secondary schools, as well as Queen Marys Grammar school.

The property is approached via a block paved driveway with space for multiple vehicles and a lawned front garden. Entrance to the property is via an enclosed porch which provides storage and access to the reception hall, having stairs off to the first floor and doors radiating off to the extended through lounge being of an excellent size and having a bay window to the front. Opening up to the rear is a useful area currently utilised as a home office/study. The fitted kitchen is of a good size with lots of units, both wall and base and is separated into different areas including a useful pantry area. There is plenty of work surfacing with inset sink with side drainer, five burner gas hob and separate eye level double oven, there is ample space for further appliances. The Lean-to has a door leading to the rear garden, having good size lawn and decking area along with a raised patio space. A further door leads to a useful storage area.

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

Viewing is essential to appreciate the accommodation on offer.





Property Specification

EXTENDED SEMI DETACHED
THREE BEDROOMS
THROUGH LOUNGE
FITTED KITCHEN
FAMILY BATHROOM

Porch

8' 10" x 9' 10" (2.7m x 3m)

Through Lounge & Diner
24' 3" x 11' 6" (7.4m x 3.5m)

Kitchen
15' 9" x 11' 10" (4.8m x 3.6m)

Rear Extension
10' 10" x 8' 10" (3.3m x 2.7m)

Landing
6' 7" x 6' 11" (2m x 2.1m)

Bedroom One
13' 5" x 10' 10" (4.1m x 3.3m)

Bedroom Two
10' 10" x 11' 6" (3.3m x 3.5m)

Bedroom Three
8' 6" x 6' 3" (2.6m x 1.9m)

Bathroom
7' 7" x 5' 3" (2.3m x 1.6m)

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:

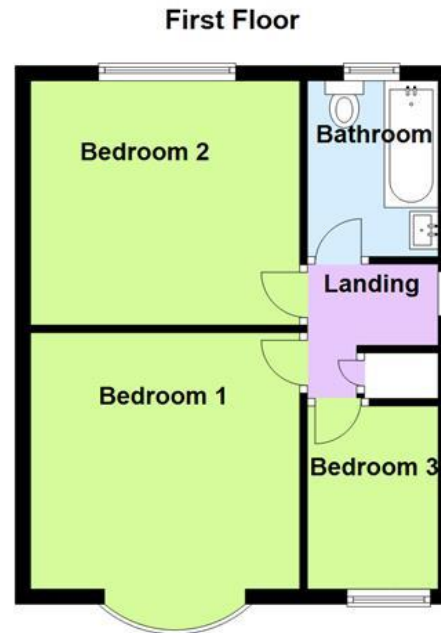
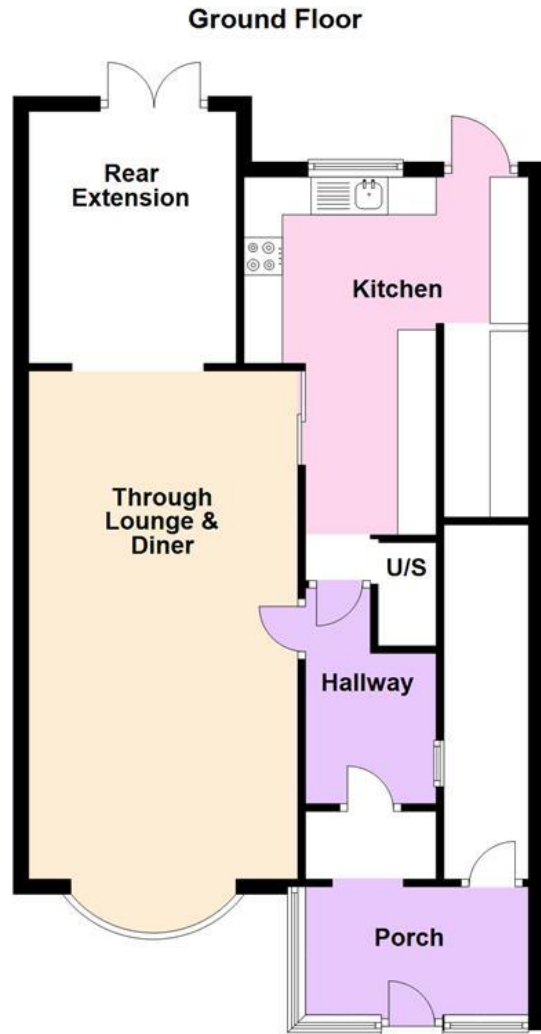
Services connected: mains electricity, gas, water and drainage

Council tax band: C

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		86 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

Map Location

