



Cattermole Grove, Great Barr
Birmingham, B43 7EH

£280,000

Great Barr

£280,000



Paul Carr Estate Agents are delighted to offer for sale this impressive extended semi detached family home situated in a quiet cul-de-sac.

In a much sought after location and in an ideal position for all local amenities, schools for all age groups and transport links.

The property briefly comprises, pleasant front lounge with bay window to front, a newly fitted contemporary kitchen with breakfast bar and dining area. Flowing through to a lovely rear extension currently used as an additional sitting room with Bi-folding doors opening out to the garden.

Travelling upstairs you have three bedrooms ,two double sized and a single bedroom and a newly fitted family shower room with a large tiled shower enclosure, modern fixtures and fittings, useful shelving and a mirror with multiple light settings.

Externally there is a good size rear garden with a patio area behind the garage and gated access to the side of the property.

To the front of the home you have your own block paved driveway.

Viewing is recommended at the earliest possible opportunity.





Property Specification

POPULAR RESIDENTIAL LOCATION
STUNNING EXTENDED THREE BEDROOM
SEMI DETACHED
NEW KITCHEN and BATHROOM
GOOD SIZE REAR GARDEN

Porch

Reception Hall 11' 6" x 5' 7" (3.50m x 1.70m)

Lounge 15' 5" x 10' 10" (4.70m x 3.30m)

Kitchen/Diner 17' 5" x 10' 10" (5.30m x 3.30m)

Landing

Bedroom One 13' 1" x 10' 10" (3.98m x 3.30m)

Bedroom Two 10' 10" x 10' 10" (3.30m x 3.30m)

Bedroom Three 9' 6" x 7' 10" (2.89m x 2.39m) max

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Shower Room 6' 11" x 5' 7" (2.11m x 1.70m)

Rear Extension 9' 6" x 12' 6" (2.9m x 3.8m)

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: 19th August 2024

Viewer's Note:

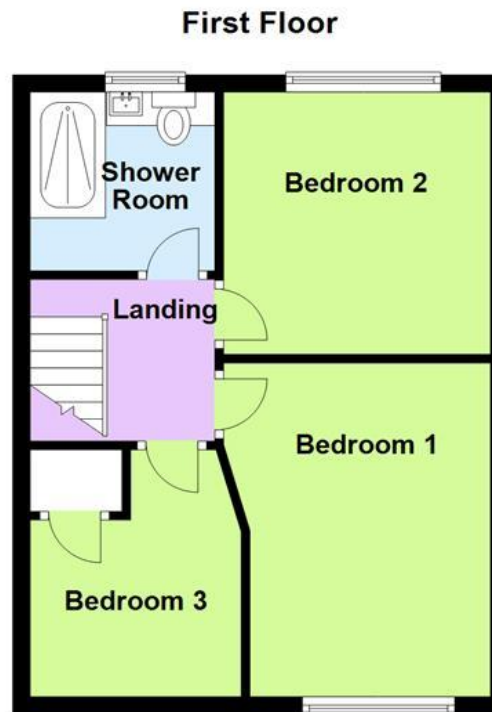
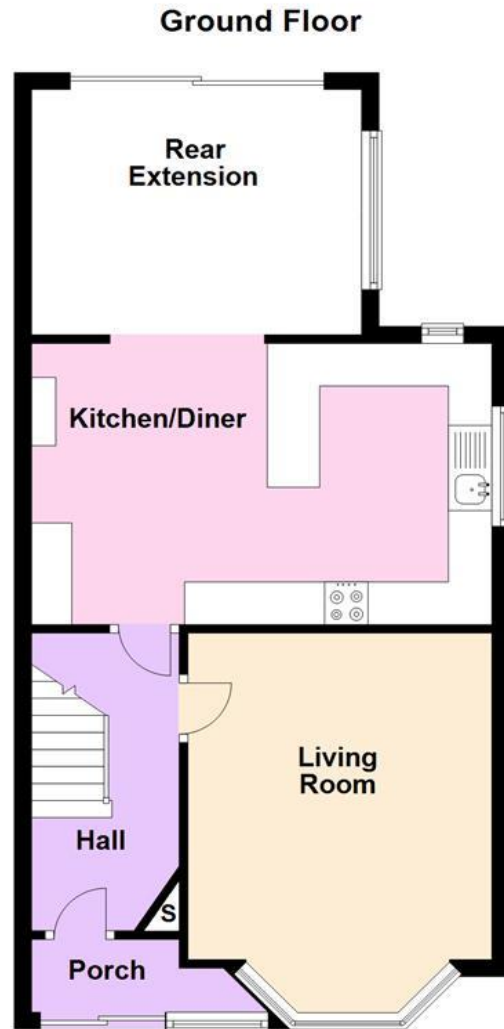
Services connected: mains electricity, gas, water and drainage

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

Map Location

