



Beacon Road, Great Barr
Birmingham, B43 7BX

Offers Over £230,000

Great Barr

Offers Over £230,000



Paul Carr Estate Agents welcome to the market this beautifully presented family home located on the popular Beacon Road bordering the Pheasey Estate. Situated within walking distance of local shops, Barr Beacon secondary school and Pheasey/Park Farm primary.

This property has off street parking and is approached via a paved pathway leading to the front door.

Once entered the welcoming hallway, off to the right brings you into a well decorated lounge with laminate flooring a bay window and a gas fire log burner style. The rear kitchen offers a lovely selection of wall and base cabinets with modern wrapped worktops with a breakfast bar worktop that centres the room. Space is offered for appliances along with a built-in oven, gas hob, overhead extractor fan with a circle sink bowl and drainer.

Heading upstairs to the first floor accommodation you are presented with three bedrooms, two of which are comfortable doubles and a well-proportioned third bedroom.

The family bathroom features white tiles, hand wash basin, W.C. and a heated towel rail opposite the airing cupboard for extra bathroom store.

Externally the rear garden offers paved patio area with a lawn space and fencing to the perimeter.

Please do not hesitate to contact us to arrange a viewing.





Property Specification

MODERN DECOR
GOOD SIZE THIRD BEDROOM
MID-TERRACE
KITCHEN/BREAKFAST AREA
POPULAR LOCATION

Hallway
13' 10" x 5' 5" (4.21m x 1.65m)

Lounge
15' 5" x 9' 11" (4.69m x 3.03m)

Kitchen/Breakfast Room
11' 1" x 15' 10" (3.38m x 4.82m)

Landing
6' 6" x 5' 8" (1.97m x 1.73m)

Bedroom One
13' 4" x 11' 8" (4.06m x 3.56m)

Bedroom Two
10' 11" x 7' 11" (3.34m x 2.41m)

Bedroom Three
3.51m (11'6") max x 2.41m (7'11")
plus 0.17m (0'7") x 0.17m (0'7")

Bathroom
7' 7" x 5' 7" (2.32m x 1.70m)

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:

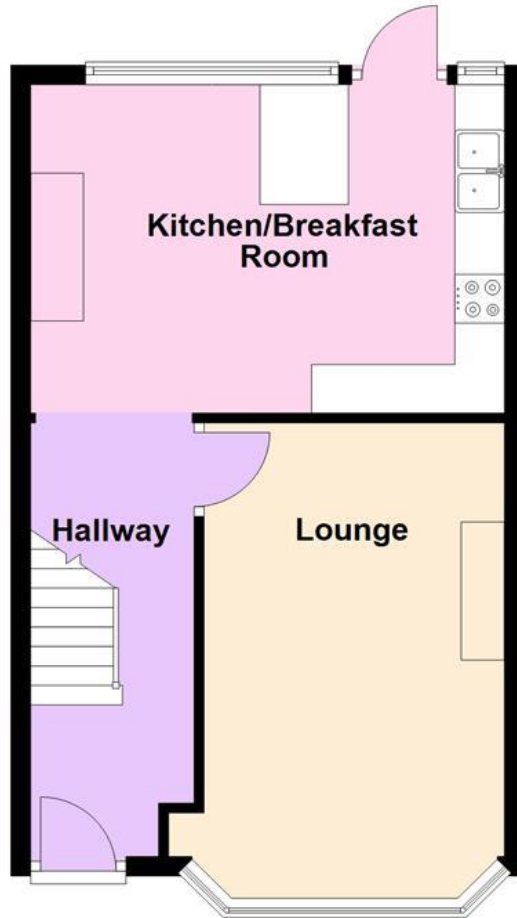
Services connected: mains electricity, gas, water and drainage
Council tax band: B

Tenure: Leasehold - having 938 years remaining
Ground Rent: £9 per annum

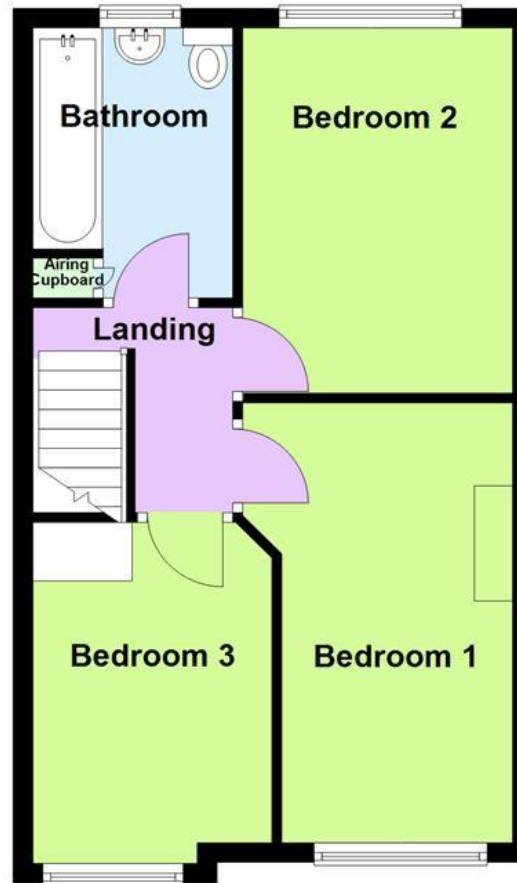
Floor Plan

This floor plan is not drawn to scale and is for illustration purposes only

Ground Floor



First Floor



Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

Map Location

