



Marathon Point, Great Barr  
Birmingham, B42 2NG

£295,000

# Great Barr

£295,000



Paul Carr Estate Agents are delighted to bring to market Marathon Point a beautifully kept three bedroom semi-detached property located on a cosy new build development, just off Walsall Road in Great Barr.

The property built in 2019, offers great proximity to local transport links, local schools and amenities. The front of the property offers a tandem driveway to the side and entry through a secure composite front door. Internally, there is a hallway leading to the downstairs lounge offering ample space for living accommodation with under stair store. Further down the lounge you have access to the guest W.C. with a hand wash basin. Once entered into the kitchen dining space this area offers modern white gloss wall and base units with under lighting, a freestanding large fridge freezer with an integrated oven, gas hob and dishwasher. The kitchen/dining room is of good overall proportion with patio doors leading out into the garden.

On the first floor, there are two double bedrooms, with the main bedroom benefitting from a shower room ensuite and the third being a single bedroom. There is also a good size family bathroom including a bath, overhead shower, hand wash basin, W.C. with a heated towel rail all in key ready condition with grey tiled finishing.

Externally, there is a generous size garden featuring decking area and a well-kept lawn.

This is a key ready property making it an ideal purchase for a new family home.

Viewing is highly recommended for what this property has to offer.





## Property Specification

NEW BUILD DEVELOPMENT  
THREE BEDROOMS  
MASTER EN-SUITE & PRINCIPAL BATHROOM  
KEY READY  
TANDEM DRIVEWAY  
GUEST W.C

Entrance Hall 6' 7" x 5' 3" (2m x 1.6m)

Hall 3' 11" x 4' 7" (1.2m x 1.4m)

W.C 5' 2" x 4' 0" (1.58m x 1.23m)

Lounge 20' 8" x 11' 10" (6.3m x 3.6m)

Kitchen/Diner 4.62m (15'2") x 3.66m (12')

Landing 7' 7" x 4' 11" (2.3m x 1.5m)

Bedroom 1 13' 1" x 9' 10" (4m x 3m)

En-suite 7' 3" x 5' 0" (2.2m x 1.52m)

Bedroom 2 3.10m (10'2") x 2.40m (7'10")

Bathroom 6' 11" x 6' 4" (2.12m x 1.94m)

Bedroom 3 9' 10" x 6' 11" (3m x 2.1m)

### 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:

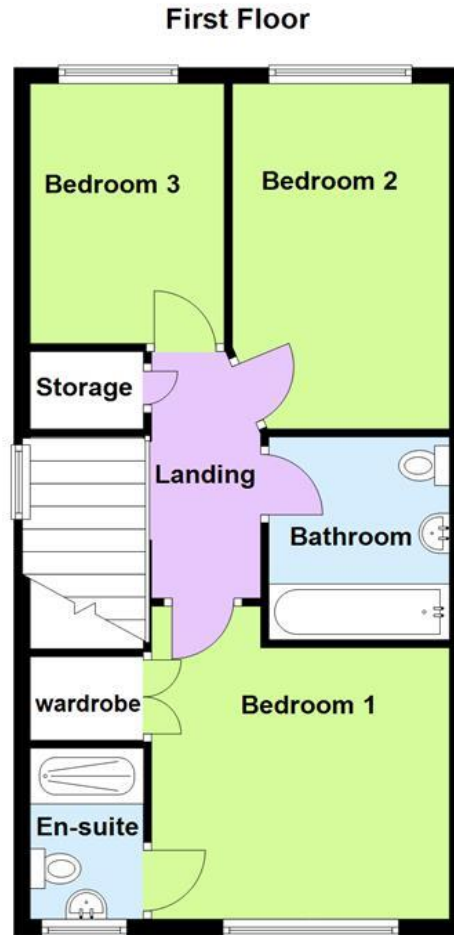
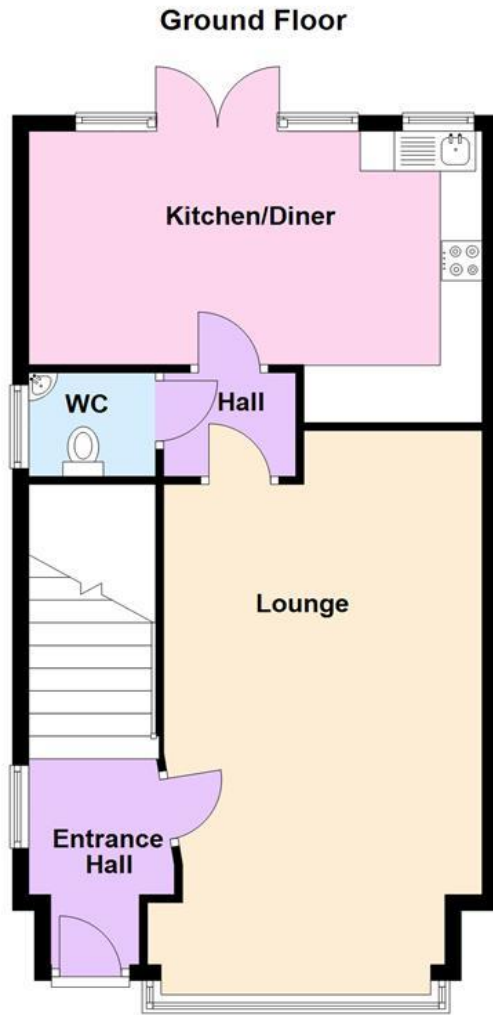
Services connected: mains electricity, gas, water and drainage

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		96 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

# Map Location

