



Ringinglow Road, Great Barr  
Birmingham, B44 9BN

Offers Over £230,000



# Great Barr

Offers Over £230,000



Paul Carr Estate Agents welcome to the market this excellent First Time Buy or Next Family Home.

This three bedroom extended semi-detached home located on Ringinglow Road is situated close to local shops, amenities, Barr Beacon Secondary School, and ASDA supermarket.

The home has a shared drive and side access and is entered through a secure porch.

The welcoming hallway gives access to the ground floor areas flowing into one another encountering the dining room first having a fireplace and sliding patio doors for garden access, and a separate spacious lounge area. The kitchen offers an array of wall and base units, rolled edge countertop and a tiled splash back. Completing the kitchen is an electric oven and hob, and a sink unit with side drainer.

Heading upstairs you are presented with three bedrooms, two of which are double rooms, and then a smaller but still generously sized third bedroom. The family bathroom consists of a bathtub, hand wash unit and W.C.

Externally, the home has good sized rear garden with a paved patio, fencing to the perimeters, mature shrubs and a rear shed.

Viewing is highly recommended for this home which is offered for sale with no upward chain.







## Property Specification

SEMI DETACHED  
EXTENDED  
NO UPWARD CHAIN  
GOOD SIZED THIRD BEDROOM  
OPEN LIVING

Porch 3' 2" x 7' 8" (0.97m x 2.34m)

Hall 11' 5" x 5' 6" (3.48m x 1.67m)

Dining Area 16' 3" x 10' 10" (4.95m x 3.29m)

Kitchen Area 16' 11" x 6' 3" (5.15m x 1.91m)

Lounge 15' 0" x 10' 10" (4.57m x 3.3m)

Landing 6' 3" x 2' 6" (1.91m x 0.77m)

Bedroom 1 10' 11" x 10' 10" (3.34m x 3.3m)

Bedroom 2 13' 0" x 9' 9" (3.96m x 2.97m)

Bedroom 3 9' 7" x 7' 10" (2.91m x 2.4m)

Bathroom 7' 2" x 5' 10" (2.18m x 1.79m)

### 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

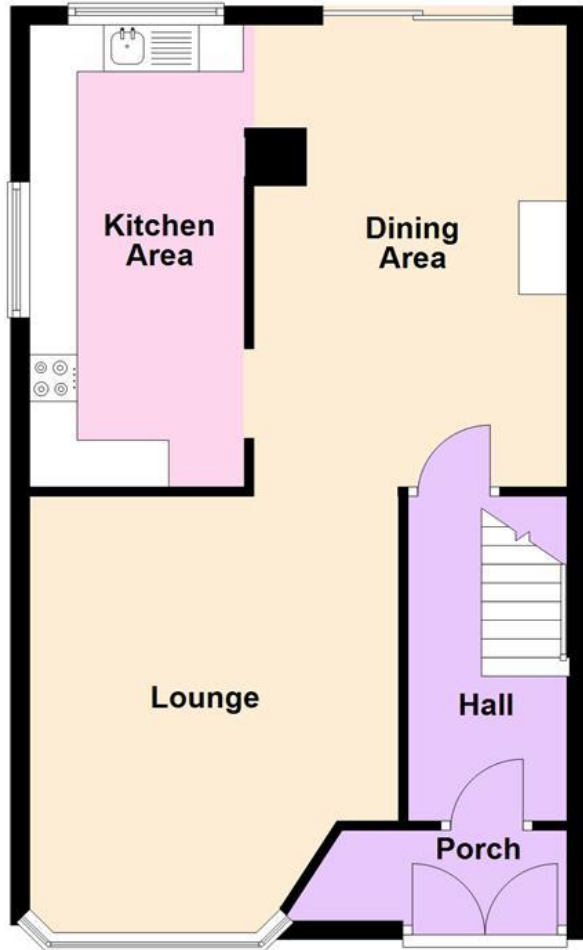
Council tax band: B

Tenure: Freehold

# 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		82 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

## Map Location

