



Mildenhall Road, Great Barr  
Birmingham, B42 2PQ

**Offers in the Region Of £300,000**



# Great Barr

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Paul Carr Estate Agents are delighted to present this extended three bedroom semi detached property on Mildenhall Road. The property is located within walking distance of local amenities and schools.

Upon approach, there is a block paved driveway which accommodates two vehicles comfortably. Through the front porch, you are welcomed by a large entrance hallway with doors leading to all ground floor accommodation, guest w.c. and stairway leading to the first floor. There are two well appointed reception rooms, the front one benefiting from a large bay window with both having a modern and cosy feel. The rear extension gives room for an L shaped kitchen dining area which was recently refitted in 2019. With modern grey gloss cupboards, integrated appliances including washing machine, fridge/freezer and combi microwave oven. The addition of three electric velux windows allows for plentiful natural light. The ground floor of this property allows for open family entertaining but benefits from double doors throughout to section off as appropriate.

The first floor allows for three tastefully decorated bedrooms, two large doubles and a smaller third bedroom. To the front of the first floor is a modern shower room refitted in 2019 which consists of a double size cubicle shower, low level W.C and hand wash basin.

Upon exit of the kitchen dining room, there is a well kept large patio area leading onto a large lawned area. At the top of the garden are gates which allows for rear access.

Viewing is highly recommended on this beautiful family home.

## Key Points:

- Extended Family Home
- Refitted Kitchen & Bathroom 2019
- CCTV Fitted Front, Rear & Side
- Key Ready







## Property Specification

EXTENDED THREE BEDROOM SEMI DETACHED  
REFITTED KITCHEN & BATHROOM  
TWO RECEPTION ROOMS  
MODERN THROUGHOUT  
BEAUTIFULLY PRESENTED

### Entrance Hallway

Front Reception Room  
14' 1" x 10' 10" (4.3m x 3.3m)

Reception Room  
12' 6" x 10' 10" (3.8m x 3.3m)

Kitchen/ Dining Room  
16' 9" x 19' 4" (5.1m x 2.9m and 5.9m x 1.9m)

Bedroom One  
14' 1" x 11' 2" (4.3m x 3.4m)

Bedroom Two  
12' 6" x 11' 2" (3.8m x 3.4m)

Bedroom Three  
9' 2" x 6' 3" (2.8m x 1.9m)

Shower Room  
8' 2" x 6' 3" (2.5m x 1.9m)

### 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: 28th October 2021

### Viewer's Note:

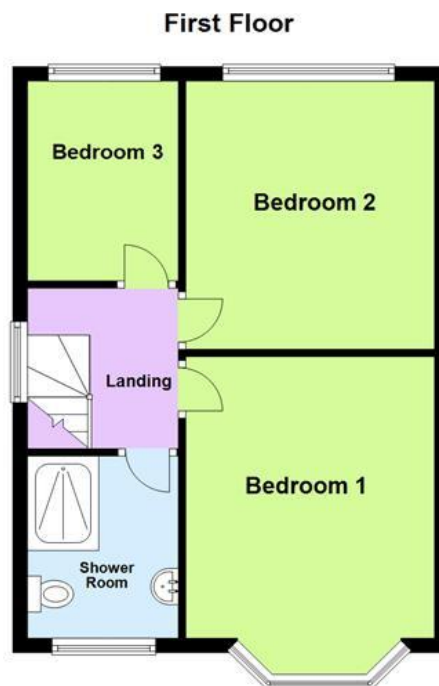
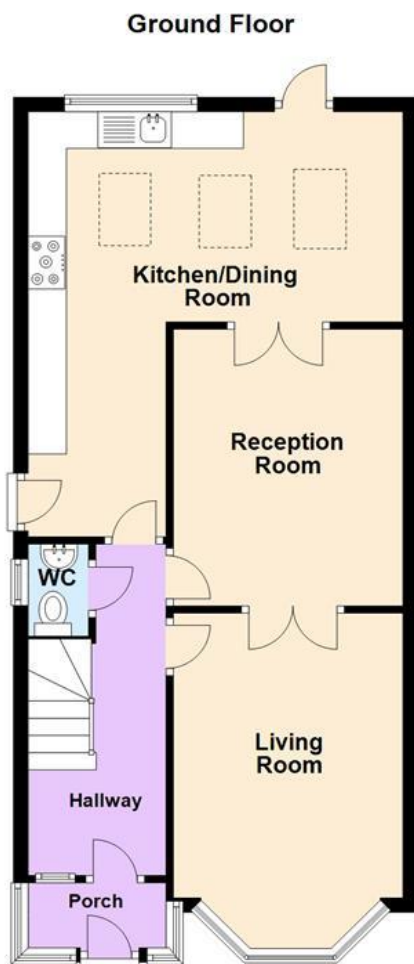
Services connected: mains electricity, gas, water and drainage

Council tax band: C

Tenure: Freehold

# Floor Plan

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



66 Mildenhall Road, Great Barr

## Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

## Map Location

