



Curbar Road, Great Barr
Birmingham, B42 2AU

Offers in Excess of £200,000

Great Barr

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Welcoming to the market this extended and beautifully presented terraced home, ideally positioned on Curbar Road within the sought-after Beeches Estate in Great Barr.

Well located for a wide range of local amenities and excellent schools catering to all age groups, this property offers a superb opportunity for families and first-time buyers alike.

The accommodation briefly comprises:

A smart block paved frontage leads to a secure porch entrance, setting the tone for what lies beyond. Step inside to an **Impressive open-plan Lounge**, bathed in natural light from a charming bay window—offering a warm and inviting space to relax or entertain. To the rear, a truly eye-catching, **Extended Kitchen** steals the show—contemporary in design, with a sleek range of wall and base units, quality worktops, space for integrated appliances, and sliding patio doors that open directly onto the rear garden, blending indoor and outdoor living beautifully.

Upstairs, the landing provides access to:

- Bedroom One**—A spacious, front-facing double room
- Bedroom Two**—A generous double to the rear, enjoying a lovely aspect over the garden and tree line beyond.
- Bedroom Three**—A single room with front-facing aspect, currently housing the boiler and offering a useful stair box storage area.

Externally, the rear garden is both private and low maintenance, featuring a well-kept lawn, slabbed patio, adjacent pathway, gated side access, and a large brick-built storage unit at the rear—ideal for tools, bikes, or hobbies.

This is a home that has been thoughtfully improved and is ready for new owners to enjoy. Perfectly suited to both families and first-time buyers. Early viewing is highly recommended—book yours today!





Property Specification

EXTENDED THREE BEDROOM
MID TERRACE
LOVELY MODERN KITCHEN
SPACIOUS OPEN PLAN LOUNGE
QUIET & WELL MAINTAINED REAR GARDEN

Porch

Lounge
20' 4" x 13' 9" (6.2m x 4.2m)

Extended Kitchen
18' 1" x 13' 1" (5.5m x 4m)

Bedroom One
13' 5" x 7' 10" (4.1m x 2.4m)

Bedroom Two
10' 6" x 7' 10" (3.2m x 2.4m)

Bedroom Three
6' 11" x 7' 7" (2.1m x 2.3m)

Family Shower Room
7' 7" x 7' 7" (2.3m x 2.3m)

Agent's Note:

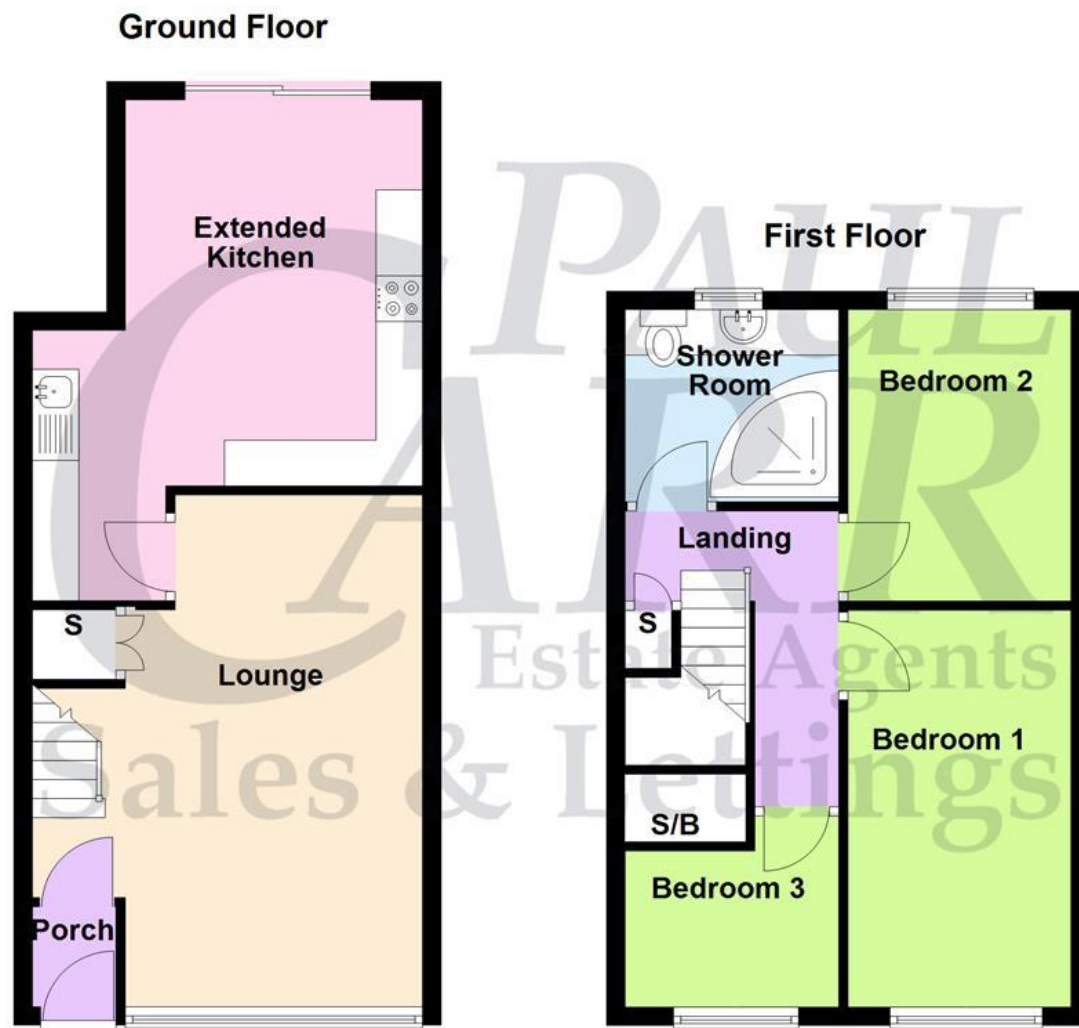
Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or 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 999 year lease
Ground Rent: £9 per annum

Floor Plan

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



Energy Efficiency Rating

Score	Energy rating	Current	Potential
82+	A		
81-81	B		85 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

Map Location

