



Holmesfield Road, Great Barr  
Birmingham, B42 2DJ

**Offers Over £200,000**



# Great Barr

Offers Over £200,000



*Paul Carr Estate Agents are delighted to present this property on Holmesfield Road. An immaculately kept three bedroom semi-detached property located on the Beeches Estate within Great Barr, the property benefits from local shops and good schools within walking distance.*

The property is approached via a well maintained front garden and steps up into the property.

Entry is through a secure porch, into a welcoming hallway. The living room offers a large front bay window, central fireplace with surround and hearth. The kitchen/diner spans the rear of the property and offers a traditional kitchen, with predominately base units. The space also allows for a family dining table.

To the first floor, there are three bedrooms, two comfortable doubles and a smaller third bedroom. The family bathroom offers a modern white suite with bathtub and overhead shower, hand wash basin and low level W.C.

Externally, there is a good size and beautifully maintained rear garden which offers a slabbed patio area, then a lawn with flower/shrub borders.

Viewing is highly recommended at your earliest convenience on this wonderfully kept family home.







## Property Specification

THREE BEDROOM SEMI DETACHED  
BEAUTIFULLY MAINTAINED THROUGHOUT  
WALKING DISTANCE TO LOCAL SHOPS AND SCHOOLS  
SOUTH FACING GARDEN  
KITCHEN/ DINER



**Living Room**  
13' 9" x 0' 0" (4.2m x 3.02m)

**Kitchen/Diner**  
9' 10" x 15' 9" (3.0m x 4.8m)

**Bedroom 1**  
10' 6" x 9' 6" (3.2m x 2.9m)

**Bedroom 2**  
12' 10" x 8' 10" (3.9m x 2.7m)

**Bedroom 3**  
8' 10" x 6' 7" (2.7m x 2m)

**Bathroom**  
6' 11" x 5' 11" (2.1m x 1.8m)



### Agent's Note:

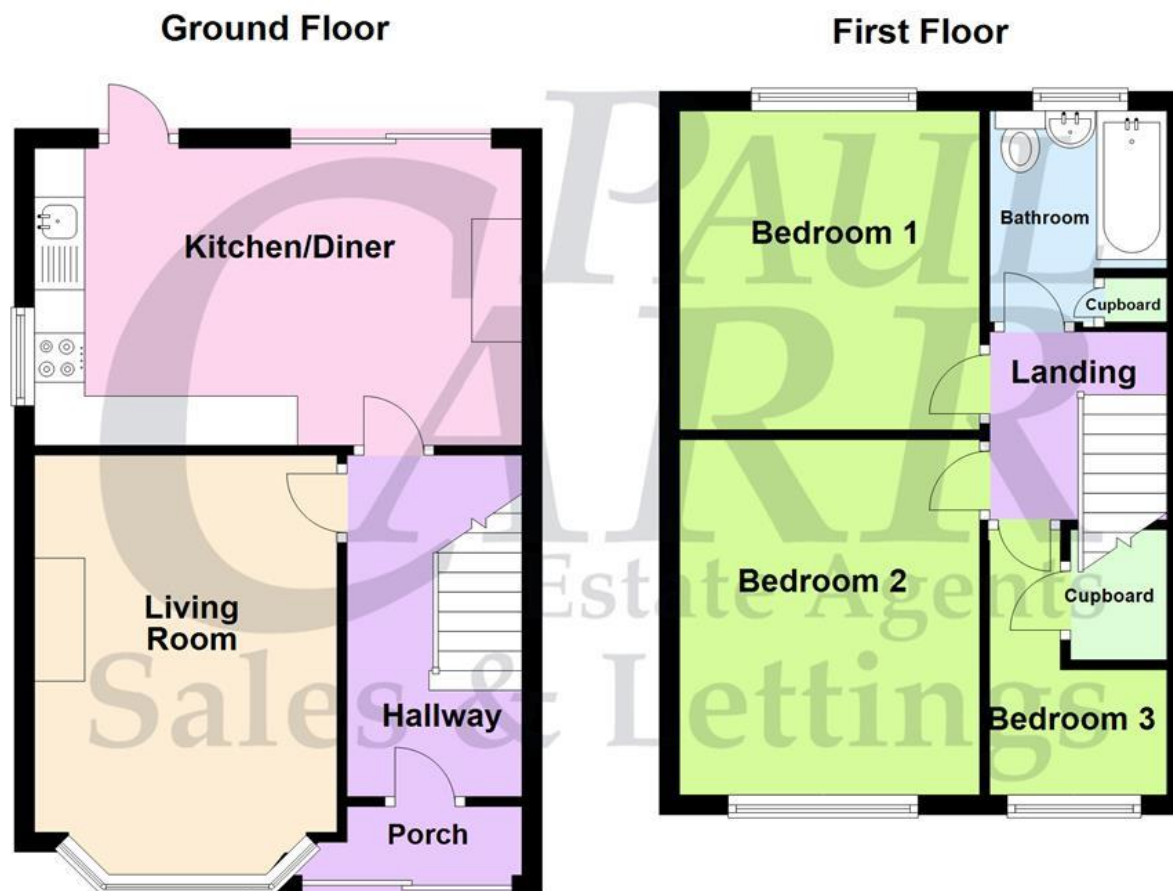
Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or 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: 23rd April 2025

### Viewer's Note:

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

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

### Map Location

