



Ashworth Road, Great Barr  
Birmingham, B42 2RA

Offers in Excess of £200,000



# Great Barr

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Paul Carr Estate Agents are delighted to bring to market this two bedroom semi-detached property located on Ashworth Road, a quiet cul de sac location within Great Barr which offers excellent proximity to local amenities and Great Barr Nature Reserve.

Approached via double driveway, there is access into the property.

The front living room is of good proportions and offers a large front bay window.

The kitchen, previously extended, offers an extensive range of base units.

Further downstairs is a newly renovated bathroom, finished with a new white suite and stylish subway tiles.

The first floor offers two double bedrooms.

Externally, there is a manageable rear garden with decked patio area and access to the recessed garage.





## Property Specification

QUIET CUL DE SAC LOCATION  
TWO BEDROOM SEMI DETACHED  
EXTENDED  
NEW MODERN BATHROOM  
TWO DOUBLE BEDROOMS

**Living Room**  
14' 9" x 9' 10" (4.5m x 3.0m)

**Kitchen**  
9' 6" x 8' 2" (2.9m x 2.5m)

**Bathroom**  
6' 11" x 4' 11" (2.1m x 1.5m)

**Bedroom One**  
9' 6" x 9' 10" (2.9m x 3.0m)

**Bedroom Two**  
9' 10" x 9' 10" (3.0m x 3.0m)

### 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: 26th November 2022

### Viewer's Note:

Services connected: mains electricity ,gas,water and drainage

Council tax band: B

Tenure: Freehold years remaining, lease from



# Floor Plan

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



## Energy Efficiency Rating

## Map Location

