



Brackenfield Road, Great Barr  
Birmingham, B44 9BB

**Auction Guide Price £170,000**



# Great Barr

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*Now available: a three-bedroom end-of-terrace home brimming with potential, ideally positioned just off Queslett Road and within easy reach of everything Great Barr has to offer.*

This well-located property boasts a generous frontage with a charming garden, mature flower beds, and steps leading up to a secure front porch and welcoming entrance. Inside, the home offers a traditional layout with a hallway and stairs to the first floor. There are two separate reception rooms – one at the front and one at the rear – providing flexible living and dining options to suit your lifestyle. The compact kitchen includes all essential appliances and is fitted with a range of wall and base units, offering practical storage and workspace.

Upstairs, you'll find three bedrooms – two comfortable doubles and a third ideal as a single room, nursery, or home office. The family shower room features a quadrant shower enclosure, W.C, wash basin, and an airing cupboard housing the boiler. To the rear, the low-maintenance garden offers a peaceful retreat with block-paved patio areas, colourful flower beds, and steps leading to an elevated second patio – perfect for enjoying the sun or entertaining.

Offered with no upward chain, this property presents an excellent opportunity for both homebuyers looking to make their mark and investors seeking their next project.

## **This Property is Being sold by Paul Carr Modern Auction.**

Modern Auction is a faster and more secure way to sell or purchase a property, where the seller and the buyer commit to the transaction and an agreed fixed timescale. A legal pack (including searches) will be created upfront and made available to any interested parties and passed to the conveyancers once a sale has been agreed. Please contact Paul Carr Estate Agents to view these documents. When an offer is accepted, the buyer will be required to pay a non-refundable Reservation Fee of £6,875 including VAT (in addition to the final negotiated selling price), sign a Reservation Form and agree the Terms and Conditions prior to solicitors being instructed. If you require a copy of these documents, or for further information, please contact the Paul Carr Team.







## Property Specification

BEING SOLD BY PAUL CARR MODERN AUCTION - BUY IT  
NOW option available - RESERVATION FEE APPLIES  
THREE BEDROOM  
END TERRACE  
WIDE FRONTAGE  
POPULAR GREAT BARR LOCATION

Entrance Porch 2' 4" x 7' 7" (0.7m x 2.3m)

Hallway 12' 2" x 5' 7" (3.7m x 1.7m)

Lounge 14' 9" x 10' 10" (4.5m x 3.3m)

Rear Reception 10' 10" x 11' 2" (3.3m x 3.4m)

Kitchen 10' 10" x 5' 7" (3.3m x 1.7m)

Bedroom One 12' 10" x 10' 10" (3.9m x 3.3m)

Bedroom Two 10' 10" x 10' 10" (3.3m x 3.3m)

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

Shower Room 7' 7" x 5' 7" (2.3m x 1.7m)

### Agent's Note:

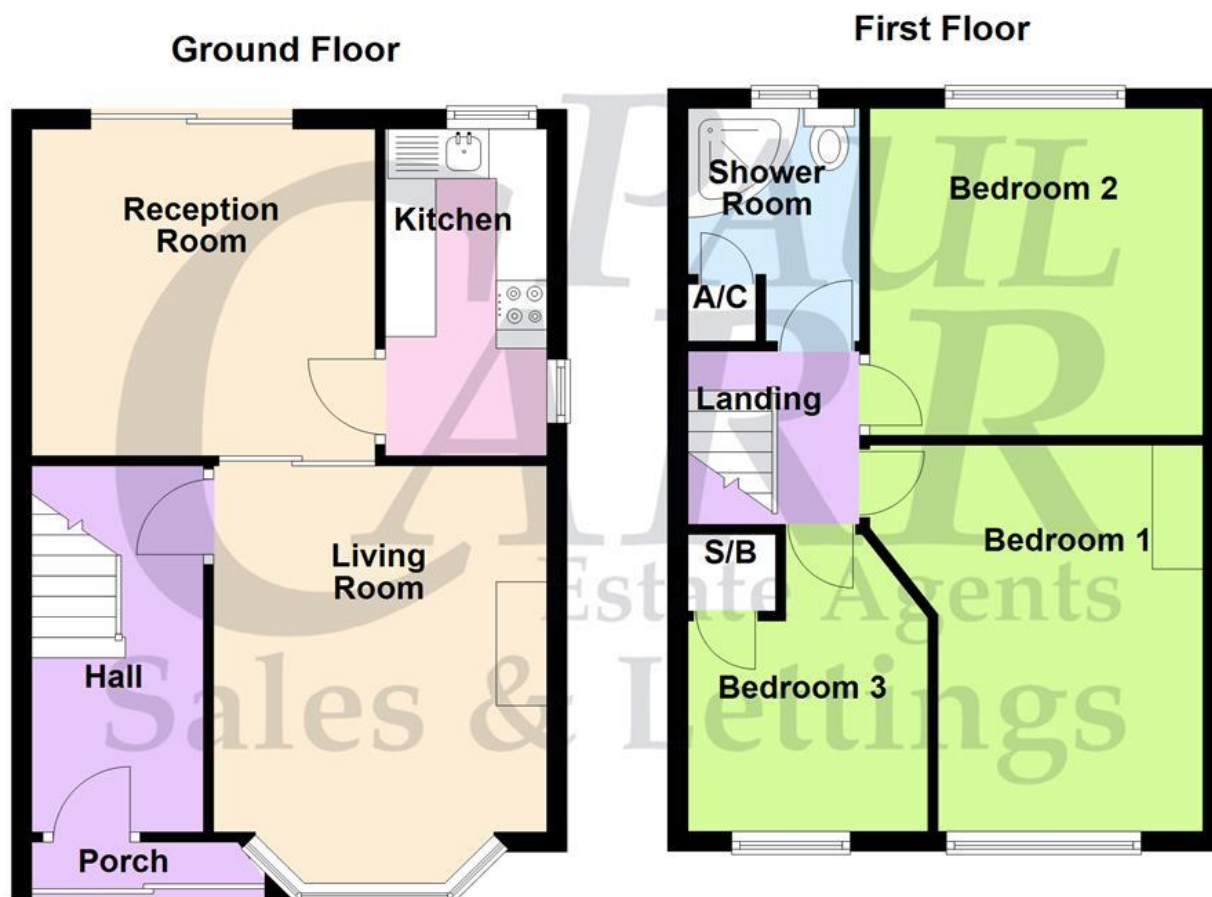
Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or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



## Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

## Map Location

