



Beeches Road, Great Barr  
Birmingham, B42 2HQ

**Guide Price £180,000**

# Great Barr

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*Paul Carr Estate Agents welcome you to Beeches Road located in a popular area of Great Barr, this three-bedroom semi-detached home presents an exciting opportunity for buyers looking to add their own stamp.*

Offering fantastic potential for renovation and expansion, this property is ideal for families, investors, or anyone seeking a home in a highly sought after location.

As you approach the property, you are welcomed by off-road parking with the scope to further expand into a generous front driveway—perfect for accommodating multiple vehicles and guests. Inside, the property opens into a welcoming hallway, leading to a bright and spacious lounge. Adjacent to this is a separate dining room, complete with patio doors offering direct access to the rear garden—ideal for entertaining and family gatherings. The kitchen is well sized, featuring ample work surface space, a range of wall and base units, a sink with side drainer, and room for free-standing appliances.

Upstairs, you'll find two well-proportioned double bedrooms, a third single bedroom, and a family bathroom. The layout provides a solid foundation for further enhancement and modernisation to suit individual needs.

Externally, the property boasts a good-sized rear garden that is not overlooked, offering both privacy and rear access. This outdoor space is perfect for relaxing, gardening, or extending the property (subject to planning).

This is a great opportunity to acquire a property with great bones in a prime location—ideal for those looking to create a dream home. Early viewing is highly recommended. Contact us today to arrange your appointment.

**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 METHOD OF  
AUCTION - RESERVATION FEES APPLY  
EXPANSIVE FRONT GARDEN AREA  
OFF ROAD PARKING  
CHAIN FREE  
GUEST W.C



Hall  
14' 6" x 5' 9" (4.41m x 1.74m)

Lounge  
13' 5" x 11' 4" (4.08m x 3.46m)

Dining Area  
13' 2" x 10' 10" (4.01m x 3.31m)

Kitchen  
9' 2" x 11' 5" (2.79m x 3.48m)

W.C  
4' 8" x 3' 5" (1.41m x 1.03m)

Bedroom 2  
13' 0" x 11' 3" (3.97m x 3.42m)

Bedroom 1  
13' 4" x 11' 3" (4.07m x 3.42m)

Bedroom 3  
7' 5" x 5' 11" (2.25m x 1.80m)

Bathroom  
6' 11" x 6' 8" (2.12m x 2.04m)

### 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:

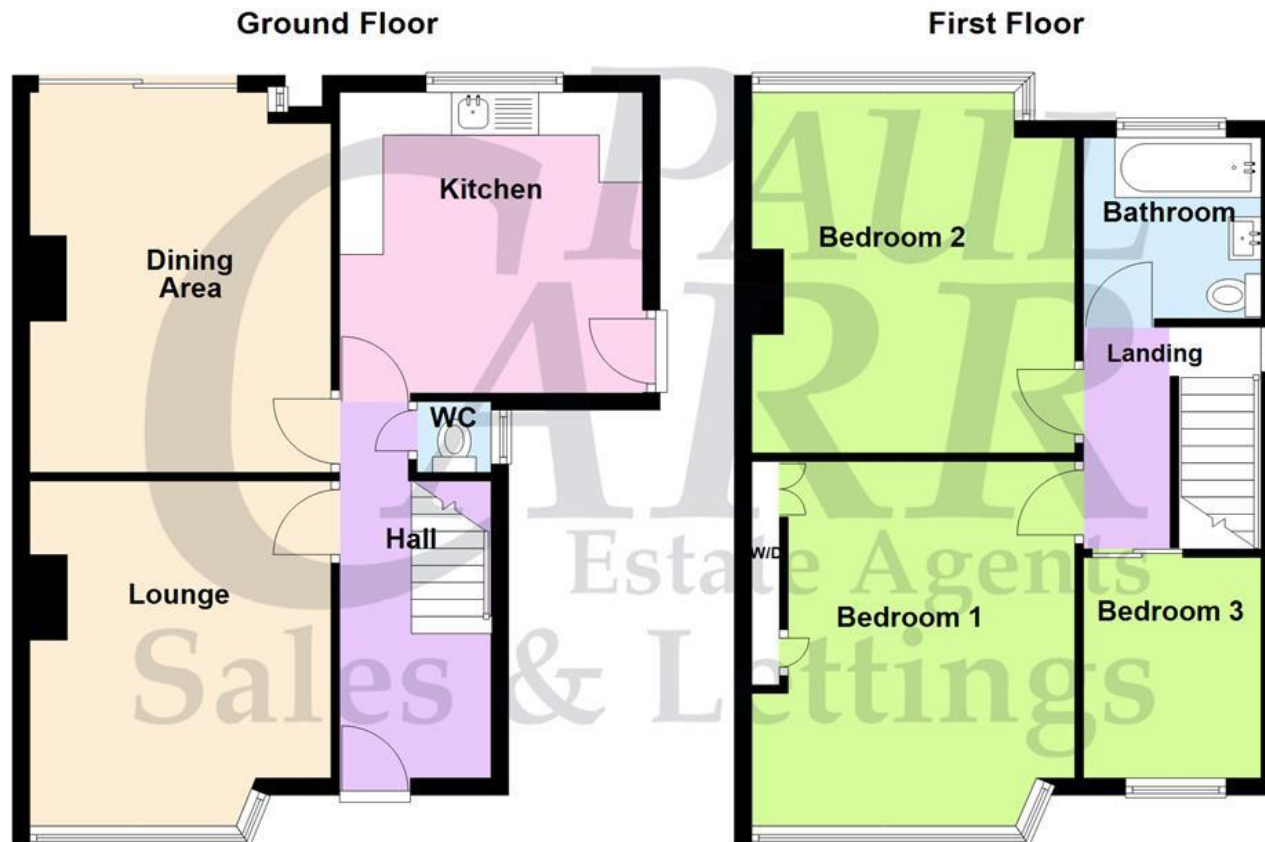
### Viewer's Note:

Services connected: mains electricity, gas, water and drainage  
Council tax band: C  
Tenure: Freehold

# Floor Plan

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

## Energy Efficiency Rating



## Map Location

