



Hathersage Road, Great Barr  
Birmingham, B42 2RZ

£200,000



# Great Barr

£200,000



*Hathersage Road, Beeches Estate - Mid-Terrace Home We are delighted to present this beautifully maintained mid-terrace home, ideally situated on the ever-popular Beeches Estate. Enjoying a convenient location with excellent access to local schooling for all age groups, everyday amenities, and just a short drive from the M6 motorway network, this property is perfect for families, first-time buyers, or investors alike.*

**Key Features:**

- Private driveway offering off-road parking
- Welcoming entrance hall with staircase to the first floor
- Spacious open-plan lounge with charming bay window, tasteful décor, and soft grey carpeting
- Modern kitchen/diner featuring a breakfast bar, a range of quality wall and base units, and space for integrated appliances
- Dining area with ample space for a family-sized table and chairs, complemented by sliding patio doors leading out to the rear garden

**First Floor Accommodation:**

- Three bedrooms: two generous doubles (front and rear-facing) and a well-proportioned third bedroom
- Contemporary family shower room with a large walk-in shower enclosure, WC, wash hand basin, and stylish, easy-clean wall panelling

**Externally:** The rear garden is a true highlight—ideal for both relaxing and entertaining. It features a paved patio, spacious lawn with a central pathway, mature shrubs and hedging to the perimeters, and a useful storage shed at the far end.

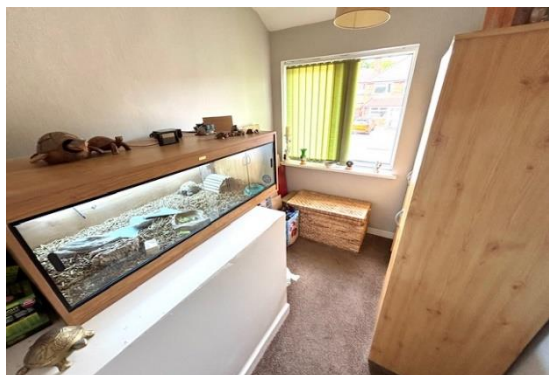
This attractive home offers comfort, style, and practicality in equal measure and is sure to appeal to a wide range of buyers.

An early viewing is highly recommended—contact us today to arrange yours.





## Property Specification



### 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:

THREE BEDROOM MID TERRACE  
WELL PRESENTED INTERIOR  
PRIVATE DRIVEWAY  
OPEN PLAN LOUNGE  
KITCHEN DINER

### Hall

Open Plan Lounge  
14' 9" x 13' 1" (4.5m x 4m)

Kitchen Diner  
10' 10" x 15' 9" (3.3m x 4.8m)

Bedroom One  
12' 10" x 11' 6" (3.9m x 3.5m)

Bedroom Two  
10' 6" x 11' 6" (3.2m x 3.5m)

Bedroom Three  
9' 6" x 6' 7" (2.9m x 2m)

Family Shower Room  
5' 11" x 5' 11" (1.8m x 1.8m)

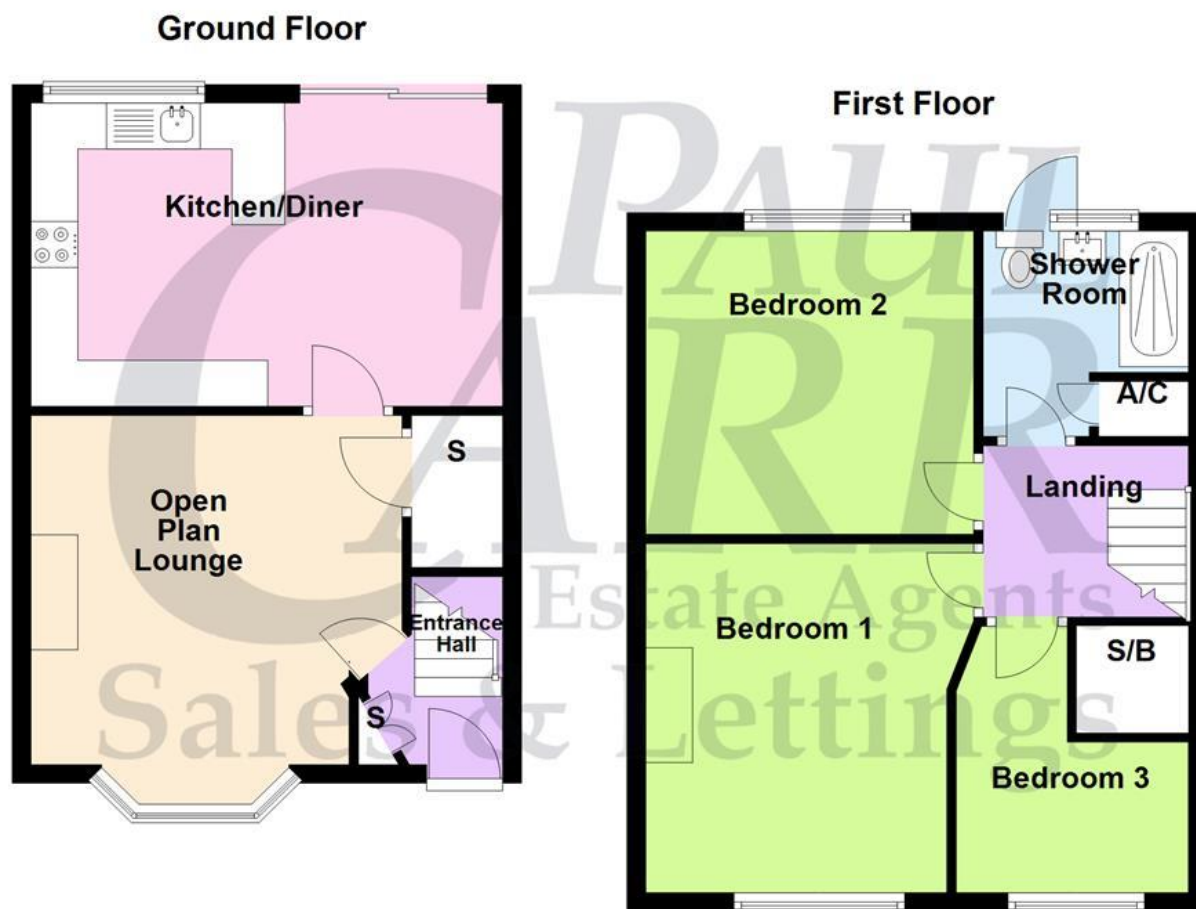
### Viewer's Note:

Services connected: mains electricity, gas, water and drainage  
Council tax band: B  
Tenure: Leasehold approx. 900 years remaining  
Ground Rent: £9 per annum

# Floor Plan

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

## Energy Efficiency Rating



## Map Location

