



Beeches Road, Great Barr  
Birmingham, B42 2QN

**Offers Over £245,000**



# Great Barr

Offers Over £245,000



*Paul Carr Estate Agents are pleased to present this charming and well presented extended semi-detached home ideally situated on the popular Beeches Road in Great Barr.*

*Offering an excellent blend of traditional features and modern upgrades - perfect for families or first-time buyers looking to settle in a convenient and well connected location.*

Step inside to find a vibrant lounge, where a striking bay window and a cosy fireplace create the perfect space for relaxation. Flowing into the kitchen diner, you'll find a practical and stylish setup with plenty of cupboard space and sleek black countertops. The adjacent conservatory is filled with natural light, offering flexibility as a second lounge, dining area, or playroom, with a handy utility/laundry room conveniently tucked to the side.

Upstairs The home offers three bedrooms, with the two doubles providing ample space for wardrobes and storage, and a third single room ideal for office, child's room or guest space. The family bathroom is both stylish and functional with neutral tiling, a bath with shower over, modern hand wash basin, and a low-level W.C.

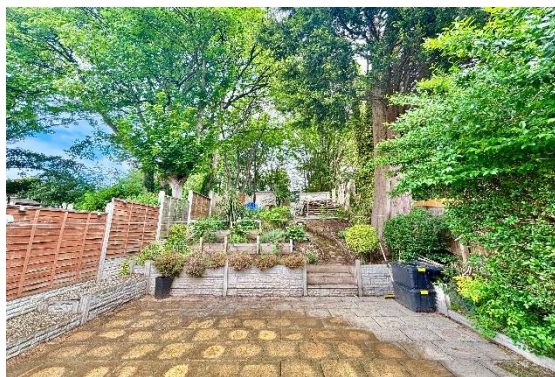
Outside, the garden is a true highlight - featuring a spacious decked patio, a further raised paved seating area, and mature trees that bring added privacy and greenery. It's a fantastic spot for entertaining or unwinding in the warmer months.

Beeches Road is well placed for local schools, transport links, shops, and parks - making this home perfect for families and commuters alike

Don't miss out on this beautifully extended and well-maintained home. Enquire today to arrange your viewing!







### 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: 30th May 2025

## Property Specification

CHAIN FREE  
EXTENDED SEMI-DETACHED  
BLOCK PAVED DRIVE  
KITCHEN/DINER  
CONSERVATORY

Porch 2' 3" x 6' 7" (0.69m x 2.0m)

Hall 12' 0" x 5' 5" (3.65m x 1.66m)

Lounge 14' 9" x 9' 11" (4.49m x 3.01m)

Kitchen/Diner 10' 7" x 15' 9" (3.22m x 4.81m)

Conservatory 9' 7" x 13' 1" (2.91m x 3.98m)

Utility Area 9' 7" x 4' 9" (2.91m x 1.46m)

Bathroom 7' 5" x 6' 0" (2.26m x 1.83m)

Bedroom 1 12' 9" x 9' 6" (3.89m x 2.89m)

Bedroom 2 10' 7" x 9' 6" (3.22m x 2.89m)

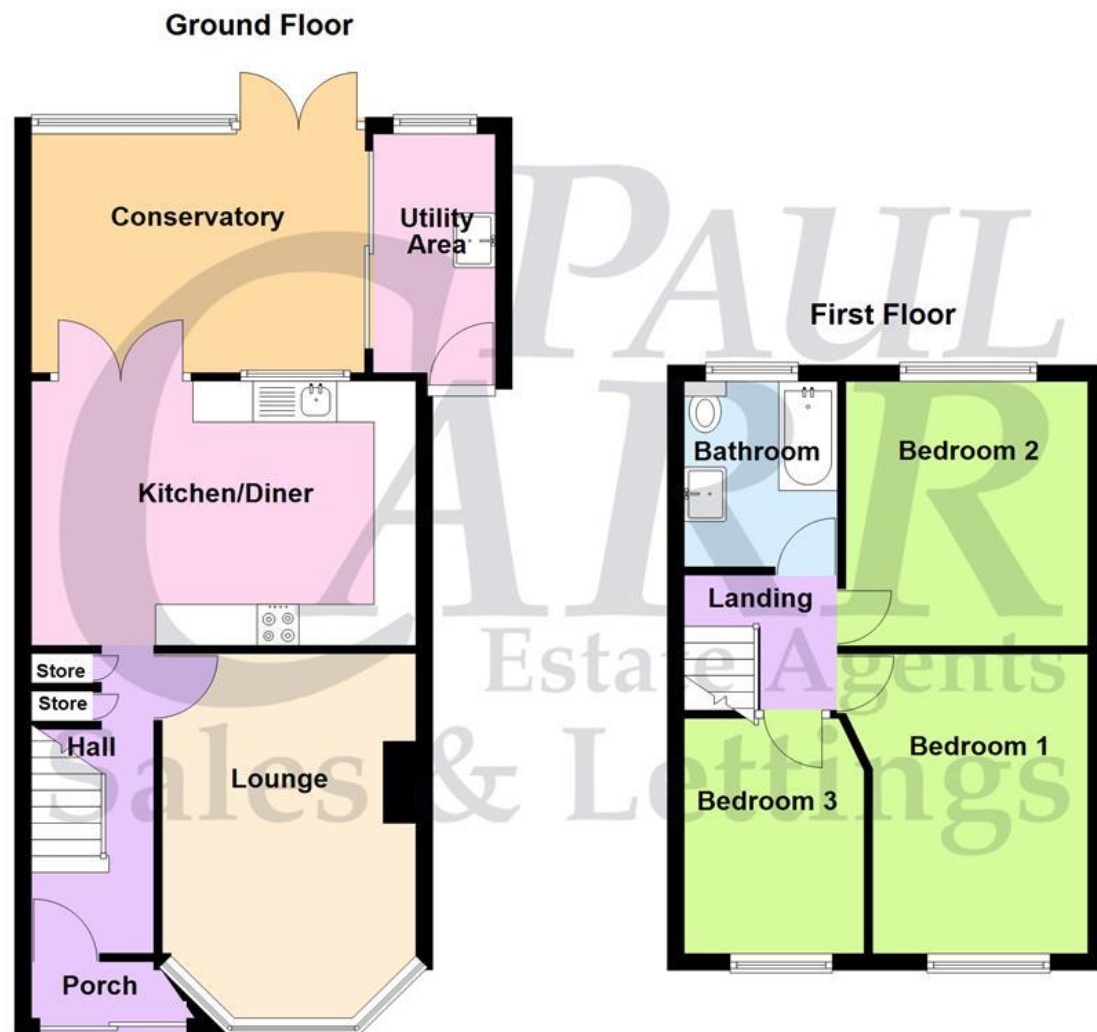
Bedroom 3 9' 9" x 6' 11" (2.97m x 2.10m)

### 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

