



Calverton Grove, Great Barr
Birmingham, B43 5SD

Offers in Excess of £240,000

Great Barr

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We are delighted to welcome to the market this fantastic opportunity for families and investors to acquire a detached residence situated on a popular estate in the sought-after Great Barr area. The property offers excellent access to well-regarded local schools, amenities at the Scott Arms, and convenient links to the M6 motorway network.

Property Highlights Approached via a mature front garden and pathway leading to the main entrance door.

Internally: A welcoming hallway gives access to all ground floor rooms and stairs to the first floor. The dual-aspect lounge and dining area provides generous and versatile living space, featuring a bay window to the rear and patio doors opening out to the garden. The kitchen offers a range of wall and base cabinets, useful pantry storage, and a serving hatch to the lounge. A side door leads to an enclosed passageway providing both front and rear access.

First Floor Accommodation: An inviting landing with side window and loft hatch. • Bedroom One - A well-proportioned double with vinyl flooring and wardrobes. • Bedroom Two - Another good-sized double with built-in recess storage and pleasant views over the rear garden. • Bedroom Three - A smaller room ideal for a child's bedroom, nursery, or home office. The family bathroom comprises a mainly tiled suite with bathtub, separate walk-in shower, W.C., wash hand basin, and airing cupboard.

The property benefits from double glazing and electric storage heating throughout.

Externally, the home enjoys a lovely mature rear garden featuring an assortment of shrubs and hedges, a patio and lawn with a pathway running through, and a further patio area to the rear. A rear access garage provides convenient parking or storage options and includes a mechanic's pit - ideal for car enthusiasts.

Being offered for sale with no upward chain, this home presents excellent potential for modernisation and personalisation.

This Property is Being sold by Paul Carr Secure Sale. Secure Sale 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 SECURE SALE -
(BUY IT NOW OPTION AVAILABLE)
DETACHED FAMILY HOME
DUAL ASPECT RECEPTION ROOM
SEPERATE KITCHEN
REAR ACCESS GARAGE



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, water and drainage
Council tax band: D
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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D		
39-54	E		
21-38	F	24 F	
1-20	G		

Map Location

