



Calshot Road, Great Barr
Birmingham, B42 2BT

£240,000

Great Barr

£240,000



A beautifully presented family home on the ever-popular Calshot Road, Great Barr – perfectly positioned close to highly regarded schools, local amenities and excellent transport links.

This well-maintained property offers off-road parking for multiple vehicles, making it ideal for busy households.

Upon entering through the welcoming hallway, you are greeted by two separate, well-presented lounges, each styled with modern grey décor and matching grey carpets. These versatile reception rooms provide flexible living options—perfect for relaxing, entertaining, or creating a dedicated family space. To the rear sits the extended kitchen, offering additional practical space and a modern layout. It comes complete with integrated appliances, while still providing room for further freestanding appliances, making it a highly functional hub of the home.

Upstairs, the property boasts two well-sized double bedrooms along with a third single bedroom—ideal for a child's room, dressing room, or home office. The main family bathroom is tastefully finished in grey tones and includes a white panelled bath with overhead shower, white hand wash basin, and a lower-level W.C., completing this stylish suite.

Externally, the rear garden can be accessed via the side entry, the kitchen, or the second lounge. The outdoor space offers ample room for seating, play or entertaining, with fencing to the perimeter and tall tree lines to the rear providing a sense of added privacy and seclusion.

A fantastic opportunity to secure a well-located, move-in ready family home in a sought-after part of Great Barr. Early viewing is highly recommended.





Property Specification

SEMI-DETACHED
TWO SEPARATE LIVING ROOMS
CHAIN FREE
WELL PRESENTED
WELL CONNECTED AREA

Hall
12' 4" x 5' 2" (3.75m x 1.58m)

Lounge
12' 9" x 9' 6" (3.89m x 2.89m)

Lounge/Dining Room
12' 1" x 9' 6" (3.69m x 2.89m)

Kitchen
17' 7" x 4' 5" (5.37m x 1.35m)

Bedroom 1
12' 6" x 9' 3" (3.81m x 2.83m)

Bedroom 2
12' 2" x 9' 3" (3.71m x 2.83m)

Bedroom 3
2.28m (7'6") x 1.56m (5'2")

Bathroom
6' 11" x 5' 3" (2.11m x 1.61m)

Agent's Note:

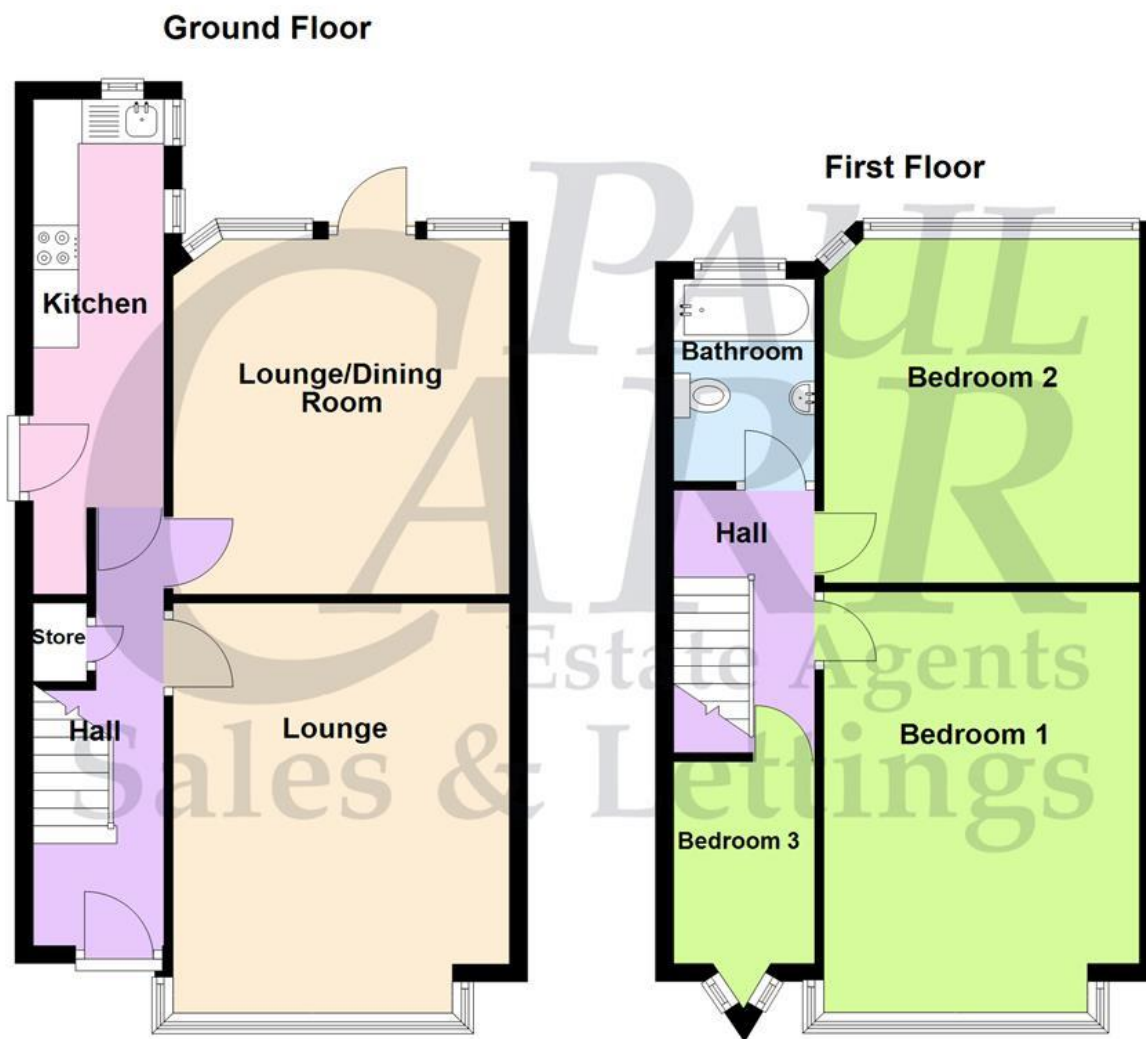
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Came on the market:

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		88 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

Map Location

