



22 Poolehouse Road, Great Barr
Birmingham, B43 7SJ

£235,000

Great Barr

£235,000



22 Poolehouse Road is an extended three bedroom semi-detached property situated close by all amenities and schools for all ages and transport links including Junction 7 M6 and comes to the market with no onward chain.

The property is approached via a shared driveway which leads to a recessed garage offering off road parking to the fore and leading up to the front double glazed door.

Internally the hallway has stairs leading up to the first floor accommodation and doors off leading into the front reception room and utility room. The first reception room has a bay window overlooking the front aspect and a door into the second reception room which is open plan into the extended kitchen area. The kitchen consists of a comprehensive range of wall and base units with a modern style work surface incorporating a hob, extractor, oven, and a single sink drainer. Also there are two sky lights and double doors leading out to the rear garden. There is also a useful utility room with a rolled edge work surface and the boiler is housed here.

On the first floor there are three bedrooms, two being double and one single bedroom. The re-fitted bathroom comprises of a bath with a shower over, low level flush WC and a hand wash basin set in a vanity unit.

The rear garden is mainly paved with patio area having gravel areas and has access to the recessed garage.

The property benefits from having double glazing, central heating and has been modernised to a very high standard and an internal viewing is highly recommended at the earliest opportunity.





Property Specification

Extended Traditional Semi-Detached
Modernised to a High Standard
Two Reception Rooms and Modern Kitchen
Fitted Bathroom and Recessed Garage
No Upward Chain

Hallway	5.18m x 1.81m
Reception Room One	4.39m into bay x 3.16m
Reception Room Two	3.95m x 3.05m
Kitchen	4.65m x 2.55m
Utility Room	2.71m x 1.86m
Bedroom One	3.95m x 3.20m
Bedroom Two	3.96m x 3.10m
Bedroom Three	2.51m x 1.78m
Recessed Garage	
Shared Driveway	
Off Road Parking	
Rear Garden	
No Chain	

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: 19th July 2018

Viewer's Note:

Services connected: Gas, Electric, 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

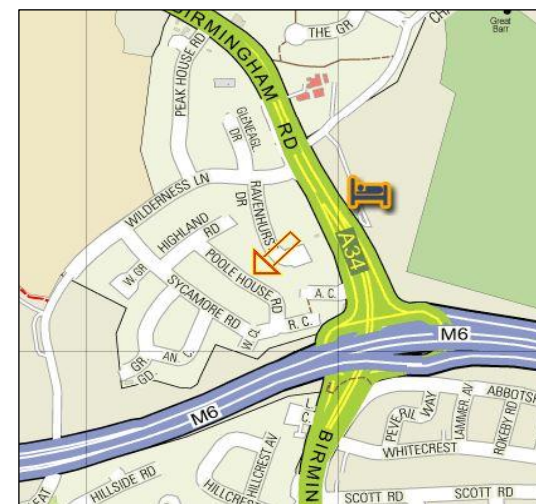


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Energy Efficiency Rating

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		87
(81-91) B		
(69-80) C	73	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Map Location



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