



Longstone Road, Great Barr  
Birmingham, B42 2DP

**£159,950**



# Great Barr

£159,950



Paul Carr Estate Agents are pleased to present this three bedroom terraced property in need of modernisation, offering a perfect investment opportunity or first time buy.

Located on the popular Beeches Estate, there is excellent proximity to local amenities and schools.

With a slabbed driveway approach providing off road parking, there is access to the internal of the property. The ground floor accommodation consists of a living room, kitchen with hand wash basin, utility area with hand wash basin and a downstairs W.C.

The first floor of the property consists of three bedrooms and bathroom with hand wash basin and bath.

Externally, there is a large rear garden which has a slabbed patio and a large lawned area.







## Property Specification

THREE BEDROOM TERRACED PROPERTY  
POPULAR BEECHES ESTATE  
OFF ROAD PARKING  
IN NEED OF MODERNISATION  
CLOSE TO LOCAL AMENITIES

**Living Room**  
13' 9" x 10' 2" (4.2m x 3.1m)

**Kitchen**  
9' 10" x 10' 2" (3m x 3.1m)

**Utility**  
4' 11" x 5' 3" (1.5m x 1.6m)

**W.C**  
4' 7" x 2' 7" (1.4m x 0.8m)

**Bedroom One**  
11' 10" x 10' 6" (3.6m x 3.2m)

**Bedroom Two**  
10' 2" x 11' 6" (3.1m x 3.5m)

**Bedroom Three**  
8' 10" x 6' 7" (2.7m max x 2.0m max)

**Bathroom**  
6' 11" x 5' 11" (2.1m x 1.8m)



### 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: 13th January 2022

### Viewer's Note:

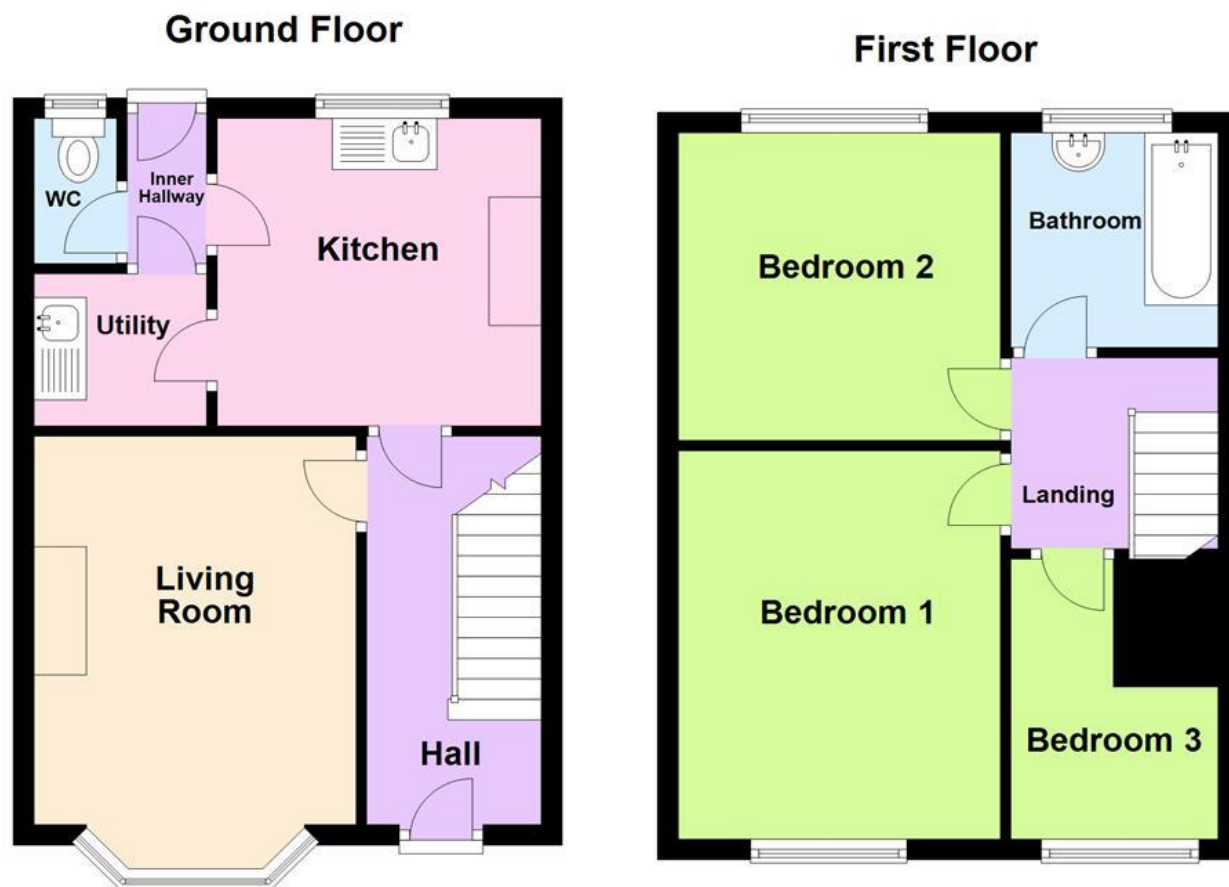
Services connected: mains electricity, gas, water and drainage

Council tax band: A

Tenure: Freehold

# Floor Plan

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



36 Longstone Road, Great Barr

## Energy Efficiency Rating

### Energy Efficiency Rating

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

## Map Location

