



Courtenay Road, Great Barr
Birmingham, B44 8JB

Offers Over £200,000

Great Barr

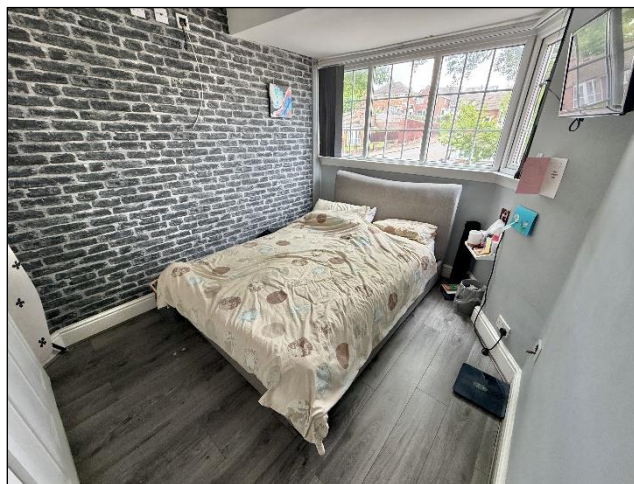
Offers Over £200,000



Welcoming to the market this well presented traditional semidetached has been converted into three bedrooms and is perfect for First Time Buyers as well as buy to let investors.

Located on this highly popular road and set behind a block paved driveway for two cars, the property is accessed via a porch that leads to the reception hall with stairs off. The lounge has a half bay window to the front, feature fireplace whilst patio doors lead to the delightful conservatory with views over and patio doors to the garden. The fitted kitchen has a range of units with space for a fridge freezer, built in oven and hob and patio doors lead out to the garden. On the first floor there are three bedrooms, the master is a double with a half bay window to the front, the second bedroom is also a double with a window to the rear and built in cupboard housing the central heating boiler whilst the third bedroom is a small single / nursery or work from home office and has a window to the front. The bathroom has a modern white suite with a shower over the bath, wall tiling and a window to the rear.

Outside there is a patio area suitable for garden furniture with steps down to the lawn with mature shrubs, central path and a rear right of way. Viewing is essential to fully appreciate all this double glazed and centrally heated home has to offer.



Property Specification



THREE BEDROOMS
SEMI-DETACHED
DRIVEWAY FOR MULTIPLE VEHICLES
CONSERVATORY
CENTRAL HEATING

Lounge
6.48m (21'3") max x 2.90m (9'6") max

Kitchen
3.36m (11') x 1.98m (6'6")

Conservatory
3.50m (11'6") x 2.59m (8'6")

Bedroom 1
3.64m (11'11") max x 2.64m (8'8")

Bedroom 2
3.11m (10'3") max x 2.72m (8'11")

Bedroom 3 /Nursery
2.12m (6'11") x 1.37m (4'6") plus

Bathroom
1.98m (6'6") x 1.82m (6') max



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: 8th May 2026

Identity Verification Fee - We are required by law to conduct anti-money laundering checks on all those buying a property as part of our due diligence. As agents acting on behalf of the seller, we are required to verify the identity of all purchasers once an offer has been accepted, subject to contract. The initial checks are carried out on our behalf by Lifetime Legal. A non-refundable administration fee of £40 + VAT (£48 including VAT) applies which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us issuing a memorandum of sale, directly to Lifetime Legal, and is non-refundable.

Viewer's Note:

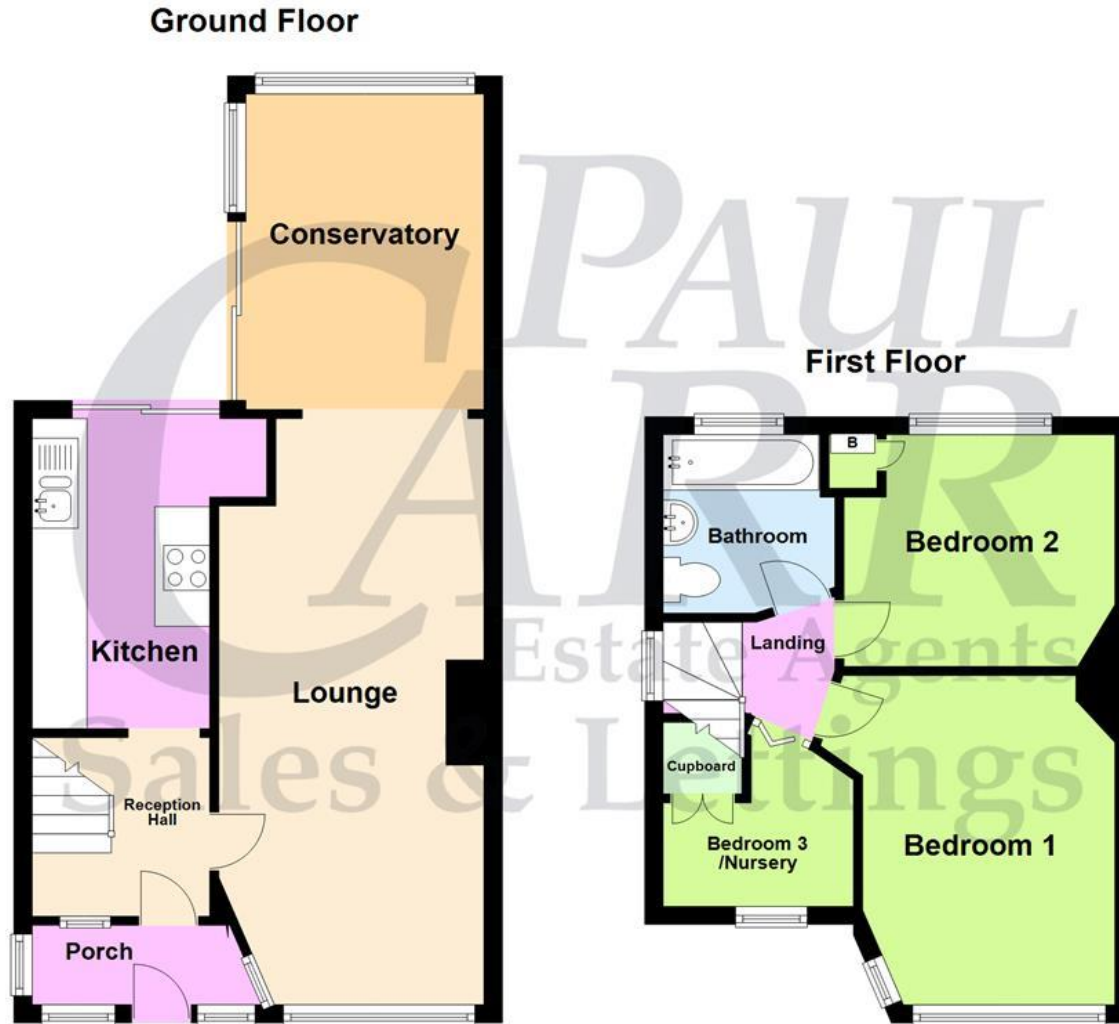
Services connected: Gas electric Water Drainage

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		87 B
69-80	C		
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

Map Location

