PAUL CARR Estate Agents Sales & Lettings

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Cramlington Road, Great Barr
Birmingham, B42 2EG

£220,000

Great Barr

£220,000

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A WELL-PRESENTED THREE BEDROOM SEMI-DETACHED HOME WITH A DOUBLE GARAGE, SPACIOUS LOUNGE DINER AND A HIGHLY CONVENIENT PERRY BEECHES LOCATION

We are delighted to present to the market this lovely three-bedroom semi-detached home, situated on the ever-popular and conveniently located Perry Beeches estate. Ideally positioned close to Scott Arms shopping centre, a range of local schools for all age groups and with convenient access to the M6 motorway network, this property is an excellent choice for families and commuters alike.

PROPERTY HIGHLIGHTS The property benefits from modern, well-maintained décor throughout, three well-proportioned bedrooms and the added advantage of a spacious double garage to the rear. The third bedroom is particularly practical, without the typical stair box found in many similar homes in the area. An inviting porch and entrance hallway lead through to the main living accommodation, comprising a lovely dual-aspect lounge diner. This welcoming space features an attractive bay window to the front and sliding patio doors opening onto the rear garden, allowing plenty of natural light to flow through. The galley-style kitchen offers a range of modern wall and base units, laminate worktops, space for appliances and a door providing convenient side access.

Upstairs, the landing leads to three bedrooms, including two spacious doubles. The principal bedroom benefits from a charming bay window, while the third bedroom provides an ideal space for a single bed, nursery or home office. The family bathroom is complemented by a separate WC and features a well-presented suite comprising a bath with shower over, wash hand basin and heated towel rail.

Externally, the rear garden offers a generous paved patio, steps leading up to a lawned area, a brick retaining wall and mature hedging and fencing to the boundaries. A particularly attractive feature is the spacious double garage with rear access, providing excellent additional storage and parking potential.

A FANTASTIC OPPORTUNITY TO PURCHASE A WELL-MAINTAINED FAMILY HOME IN A POPULAR AND CONVENIENT LOCATION, WITH THE ADDED BENEFIT OF A DOUBLE




















Property Specification

SPACIOUS DOUBLE GARAGE
THREE WELL-PROPORTIONED BEDROOMS
THIRD BEDROOM WITHOUT A STAIR BOX
DUAL-ASPECT LOUNGE DINER
REAR GARDEN WITH PATIO AND LAWN

Porch

Entrance Hallway
10' 6" x 5' 7" (3.2m x 1.7m)

Extended Kitchen
13' 1" x 6' 3" (4m x 1.9m)

Dual Aspect Lounge & Diner
27' 11" x 9' 10" (8.5m x 3m)

Bedroom Three
7' 10" x 5' 7" (2.4m x 1.7m)

First Floor Landing
6' 11" x 5' 7" (2.1m x 1.7m)

Bedroom One
13' 9" x 9' 10" (4.2m x 3m)

Bedroom Two
13' 9" x 9' 10" (4.2m x 3m)

Family Bathroom 7' 7" x 6' 3" (2.3m x 1.9m)

W.C
2' 7" x 6' 3" (0.8m x 1.9m)

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:

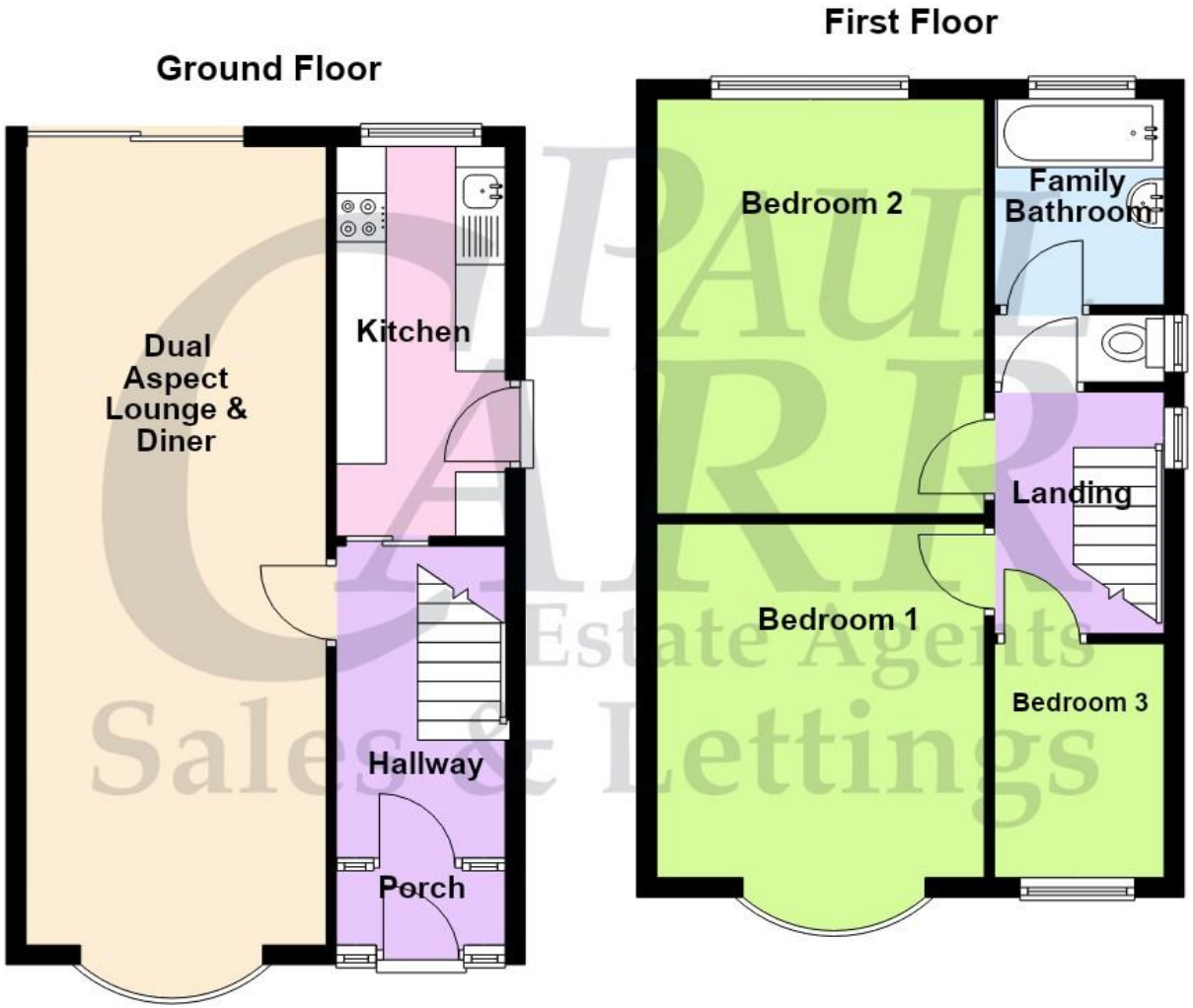
Identity Verification Fee - We are required by law to conduct anti-money laundering checks on all those buying a property as part of our due diligence. As agents acting on behalf of the seller, we are required to verify the identity of all purchasers once an offer has been accepted, subject to contract. The initial checks are carried out on our behalf by Lifetime Legal . A non-refundable administration fee of £47.50 + VAT (£57 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: mains electricity,gas,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



Energy Efficiency Rating



Map Location



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OnTheMarket.com
rightmove.co.uk The UK's number one property website
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