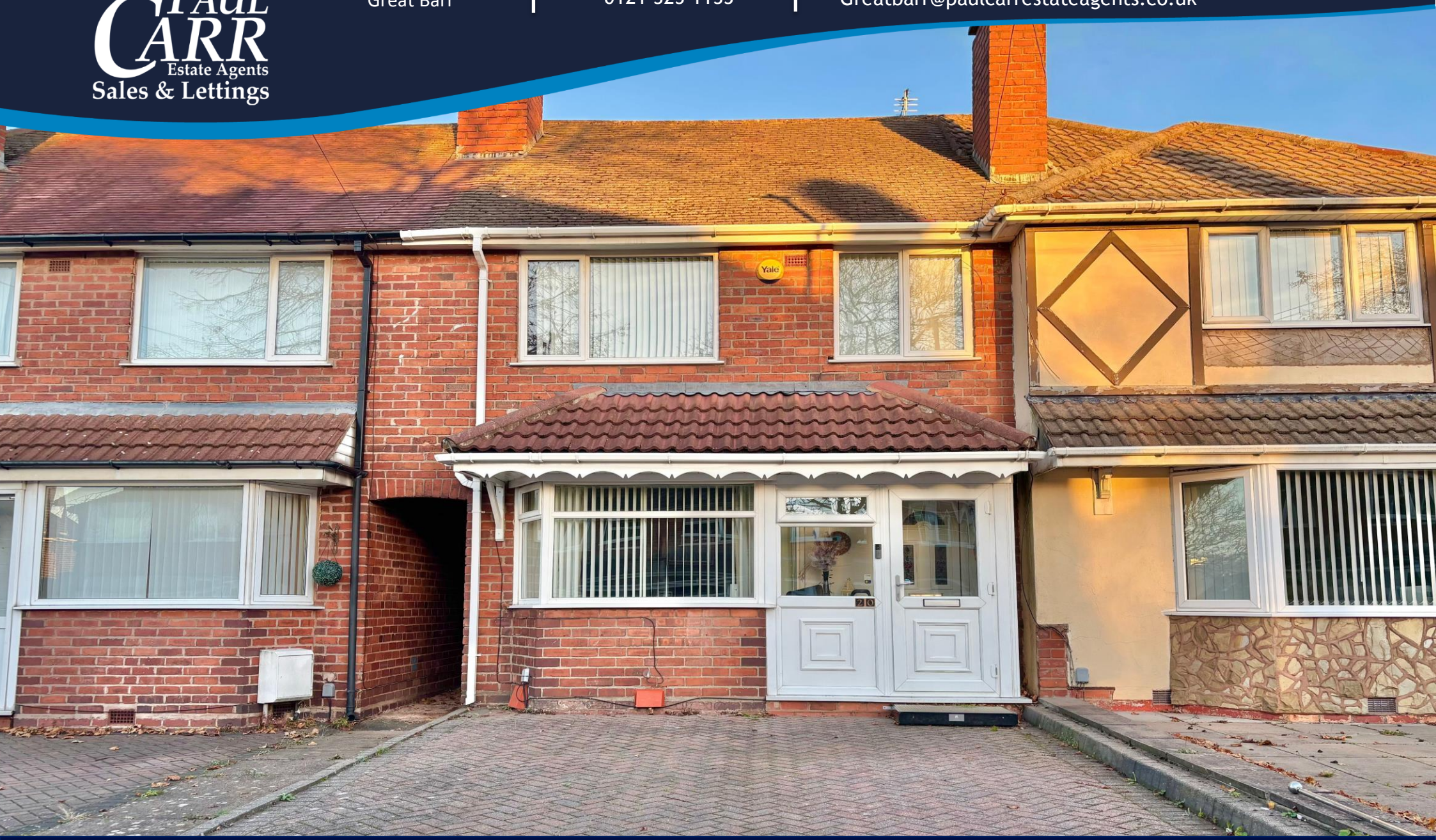
PAUL CARR Estate Agents Sales & Lettings

Great Barr | 0121 325 1133 | Greatbarr@paulcarrestateagents.co.uk



Linton Road, Great Barr
Birmingham, B43 7JA

£230,000

Great Barr

£230,000

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THREE BEDROOM MID TERRACED PROPERTY
Situated on the popular Pheasey Estate, Linton Road, Great Barr.
This well-presented three-bedroom mid-terraced property offers spacious and versatile accommodation, making it an ideal purchase for first-time buyers, growing families and those looking to upsize.
Conveniently positioned close to well-regarded local schools, everyday amenities and excellent transport links, the property is ideally located for comfortable family living.

Upon approach, the property benefits from a private block-paved driveway providing valuable off-road parking, leading to a secure entrance porch and a welcoming entrance hallway. The ground floor continues into a spacious lounge, featuring an attractive bay window which allows plenty of natural light to fill the room, alongside a feature fireplace creating an inviting focal point and a comfortable space to relax. To the rear, the property boasts a generously sized kitchen diner, fitted with a good range of wall and base units, ample worktop surfaces and additional space for freestanding appliances. There is also plenty of room for a dining table, creating an excellent setting for family meals and entertaining guests. Sliding patio doors provide direct access to the rear garden, allowing for a pleasant connection between the indoor and outdoor living spaces.

To the first floor, the landing provides access to three well-proportioned bedrooms, comprising two spacious double bedrooms and a further single bedroom for single sleeping arrangements. Completing the accommodation is a modern walk-in shower room, finished in attractive contemporary décor and benefiting from a heated towel rail.

Externally, the rear garden has been designed with ease of maintenance in mind, featuring an initial patio seating area, an artificial lawn and a further paved patio space to the rear, providing additional room for garden furniture and outdoor entertaining. The garden is enclosed by fencing to the perimeter, offering a good degree of privacy.

Overall, this is a fantastic opportunity to acquire a well-located three-bedroom family home, offering practical living accommodation, off-road parking and a low-maintenance rear garden, all within convenient reach of Great Barr's local amenities, schools and transport connections.

























Property Specification

TERRACED PROPERTY
FREEHOLD PURCHASE
WELL MAINTAINED DECOR
GREAT LOCATION
KITCHEN/DINER

Hall
3.85m (12'8") x 1.66m (5'5")

Living Room
15' 3" x 0' 0" (4.66m x 3.02m)

Kitchen/Dining Room
4.80m (15'9") x 3.34m (10'11")

Shower Room
2.14m (7') x 1.68m (5'6")

Bedroom 1
4.05m (13'3") x 3.53m (11'7")

Bedroom 2
3.58m (11'9") x 3.38m (11'1")

Bedroom 3
10' 2" x 8' 0" (3.11m x 2.45m)

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:

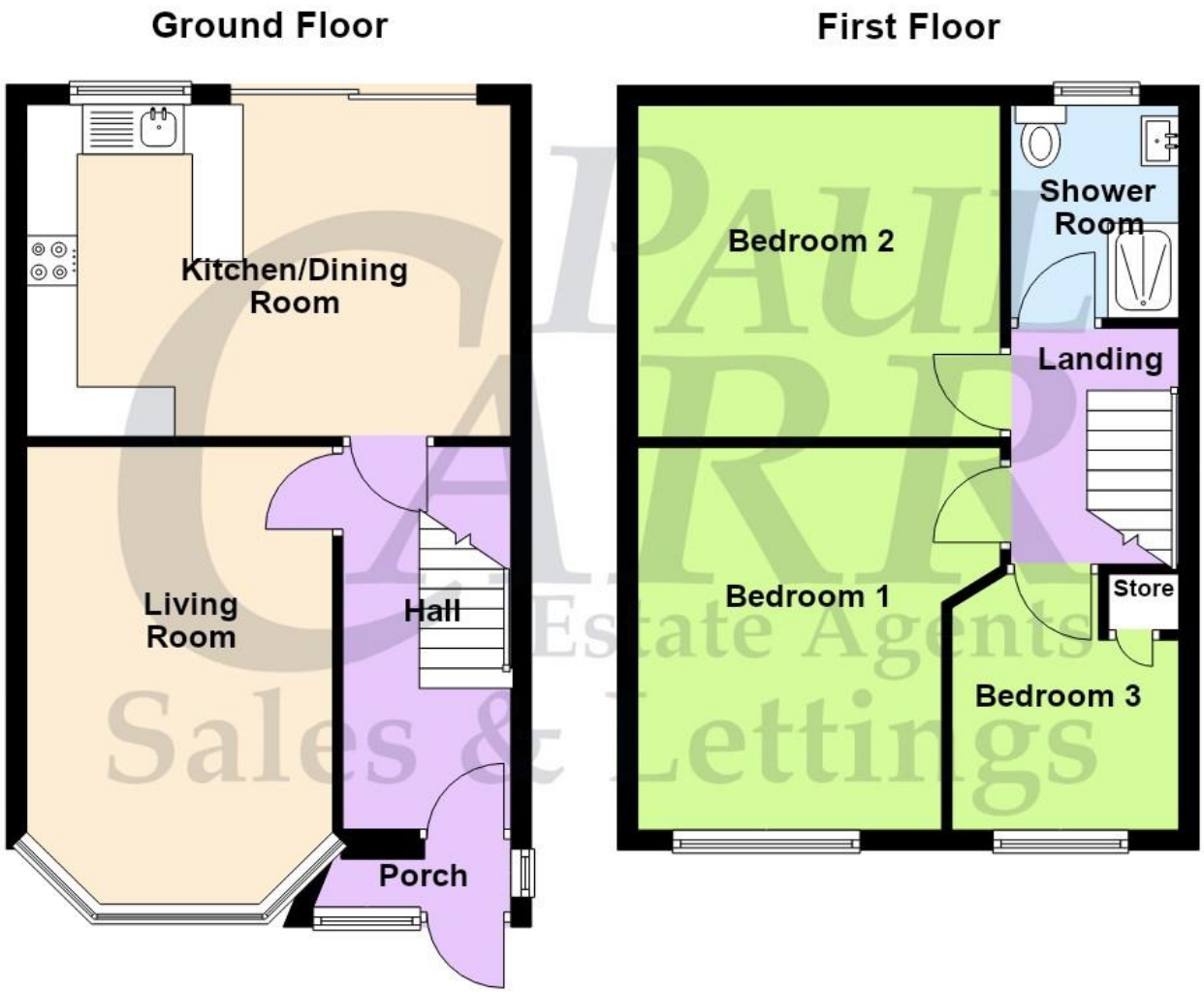
Identity Verification Fee - We are required by law to conduct anti-money laundering checks on all those buying a property as part of our due diligence. As agents acting on behalf of the seller, we are required to verify the identity of all purchasers once an offer has been accepted, subject to contract. 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:

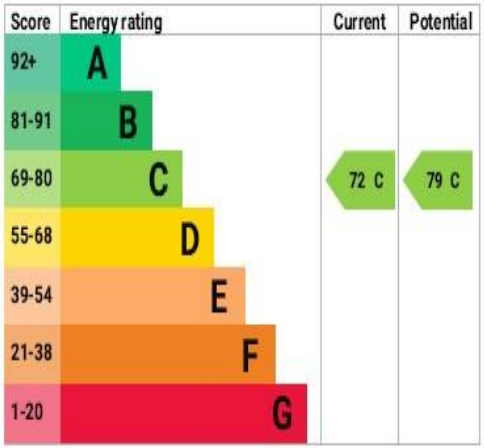
Services connected: mains electrcity ,gas, water and drainage
Council tax band: B
Tenure: Freehold

Floor Plan

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



Energy Efficiency Rating



Map Location



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