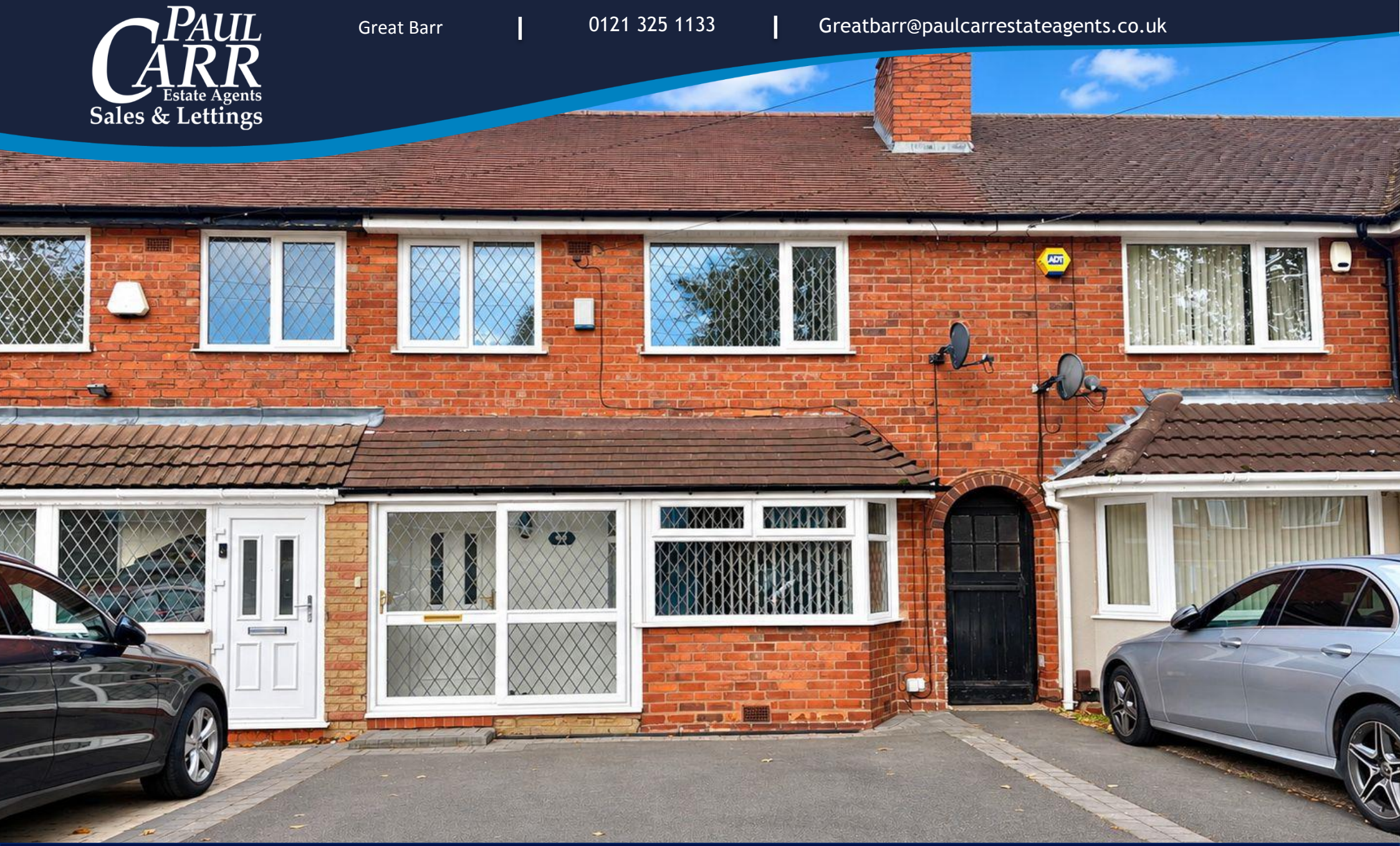
PAUL CARR Estate Agents Sales & Lettings

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



Grindleford Road, Great Barr
Birmingham, B42 2SQ

Offers in Excess of £205,000

Great Barr

Offers in Excess of £205,000

3 1 2

Charming three bedroom Freehold home in the heart of Great Bar.
Offered chain free and perfect for families, or first time buyers alike.

To the front, a block paved driveway provides ample parking, alongside a useful porch and downstairs storage.

Inside, the welcoming hallway leads to a bright open plan lounge and dining area.
Complete with a bay window, and a stylish ambient electric feature fireplace, creating a warm and comfortable living space.
The dining area enjoys views over the rear garden, while the extended kitchen offers a range of wall and base units. Integrated appliances and space for additional freestanding appliances.

Upstairs, you'll find two double bedrooms A single room and a beautifully finished family bathroom featuring a white suite, W.C, wash basin, and a bath with overhead shower.

The private rear garden is well maintained, fully fenced, and provides a peaceful outdoor retreat. Positioned close to well regarded schools, local amenities and excellent transport links, this home offers convenience and comfort.

Early viewing is highly recommended.

























Property Specification

CHAIN FREE PURCHASE
FREEHOLD PROPERTY
OPEN LIVING SPACES
BLOCK PAVED DRIVEWAY
KITCHEN EXTENSION

Hall
2.43m (8') x 1.66m (5'5") max

Living Room
4.21m (13'10") max x 3.03m (9'11")

Lounge/Diner
3.06m (10') x 2.74m (9')

Kitchen Extension
5.40m (17'9") x 1.86m (6'1")

Bedroom 1
3.90m (12'10") x 3.45m (11'4")

Bedroom 2
3.46m (11'4") x 3.25m (10'8")

Bedroom 3
2.83m (9'3") x 2.08m (6'10")

Bathroom
2.30m (7'7") x 1.82m (6')

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:

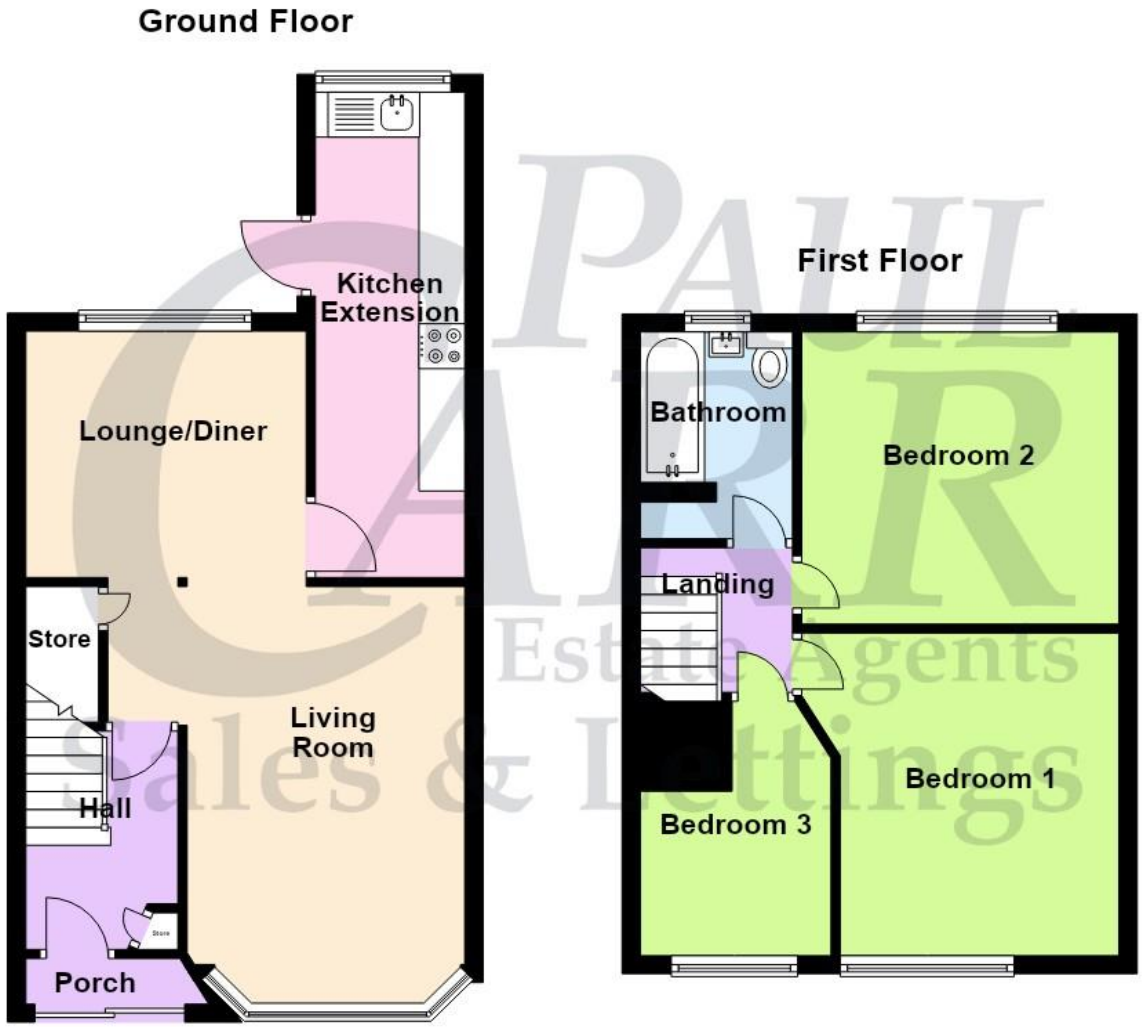
Identity Verification Fee - We are required by law to conduct anti-money laundering checks on all those buying a property as part of our due diligence. As agents acting on behalf of the seller, we are required to verify the identity of all purchasers once an offer has been accepted, subject to contract. 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: B
Tenure: Freehold
Viewing information - Viewings are strictly by appointment only. Please note photography or video recording is not permitted during a viewing unless agreed in advance.

Floor Plan

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



Energy Efficiency Rating



Map Location



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