PAUL CARR Estate Agents Sales & Lettings

Kingstanding | 0121 350 0956 | Kingstanding@paulcarrestateagents.co.uk



Courtenay Road, Great Barr
Birmingham, B44 8JB

Offers Over £270,000

Great Barr

Offers Over £270,000

3 | 1 | 2

Occupying a sweeping corner plot this substantially extended three double bedroom family home, offers a versatile layout with additional space to the side.

Set behind a block paved driveway, the property is accessed via a reception hall with stairs off and doors lead to the office as well as the good size lounge with a half bay window to the front and a window to the rear lean to. The office has a variety of uses with a window to the lean to as well as a door to the spacious dining kitchen extension which has a range of units, space for a cooker, ample room for a table and chairs and windows to the side and rear. A door leads to an inner lobby which has doors to the garden, downstairs WC as well as the full width lean to / utility area which offers a versatile space with plumbing for a washing machine, windows and a door to the garden as well as a further storage area off.

On the first floor there are three well proportioned bedrooms, bedroom one is a double with a window and half bay window to the front, the second bedroom is in the extension and is an excellent size with windows to the front, side and rear and this room has the potential to be split into two bedrooms whilst the third bedroom will take a double bed and has a window to the rear. The modern bathroom has a white suite with a shower over the bath, wall tiling and a window to the rear.

Outside the delightful garden is separated into several separate areas each providing a degree of seclusion with mature shrubs, paving and gravelled areas, there is a selection of sheds as well as a rear right of way and this double glazed and centrally heated home must be viewed.





















Property Specification

SWEEPING CORNER PLOT
THREE DOUBLE BEDROOMS
MASTER BEDROOM COULD BE SPLIT INTO TWO
GOOD SIZE LOUNGE
LARGE DINING KITCHEN

Lounge
6.36m (20'11") max x 2.79m (9'2")

Office / Playroom
4.00m (13'2") x 1.98m (6'6")

WC
1.47m (4'10") x 1.07m (3'6")

Dining Kitchen Extension
6.33m (20'9") x 2.92m (9'7")

Lean-to / Utility
8.06m (26'5") x 1.60m (5'3")

Bedroom 1
3.82m (12'6") max x 1.88m (6'2") max

Bedroom 2
4.90m (16'1") x 2.91m (9'6")

Bedroom 3
3.03m (9'11") max x 2.70m (8'10")

Bathroom
1.93m (6'4") 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: 31st July 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 £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:

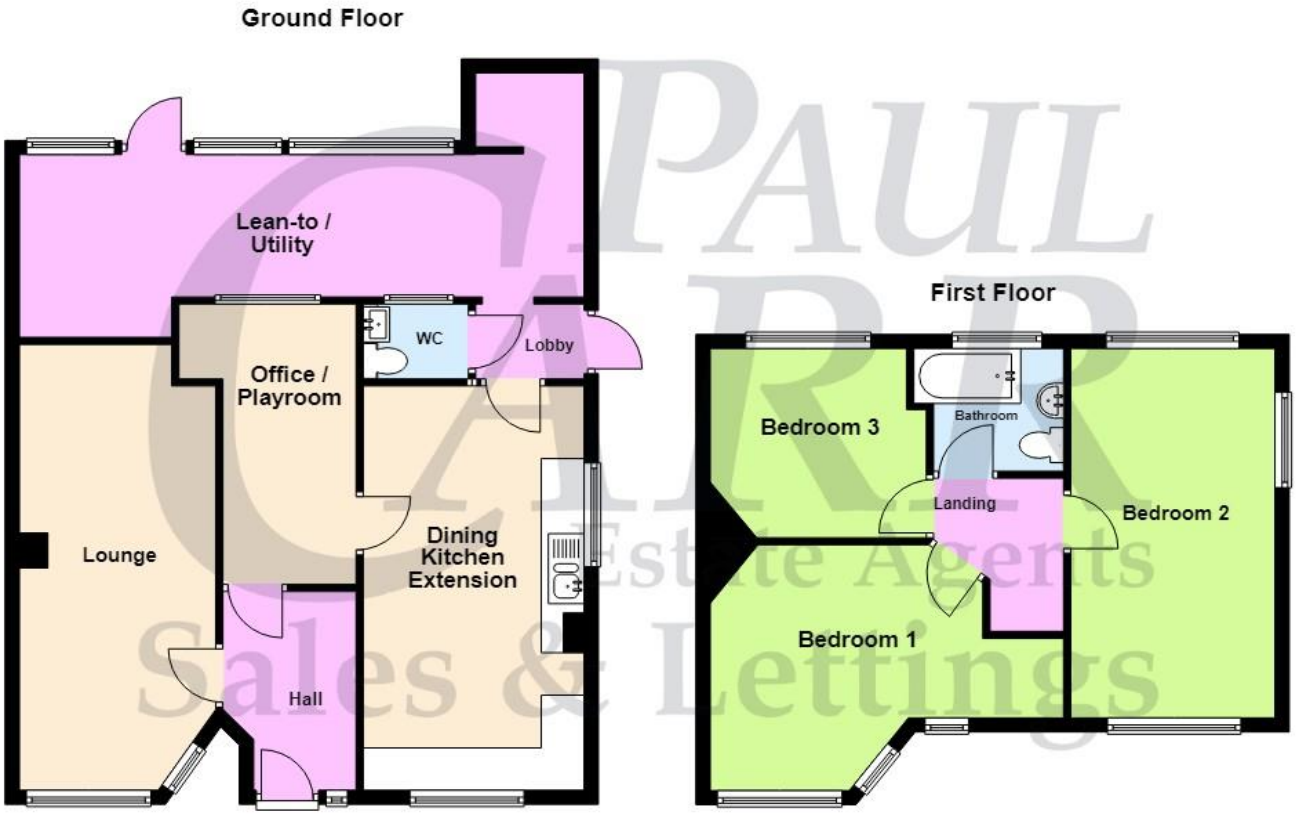
Services connected: Gas Electric Water Drainage

Council tax band: C

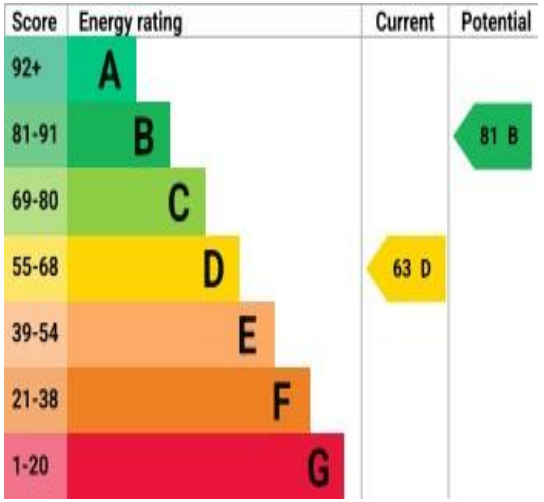
Tenure: Freehold

Floor Plan

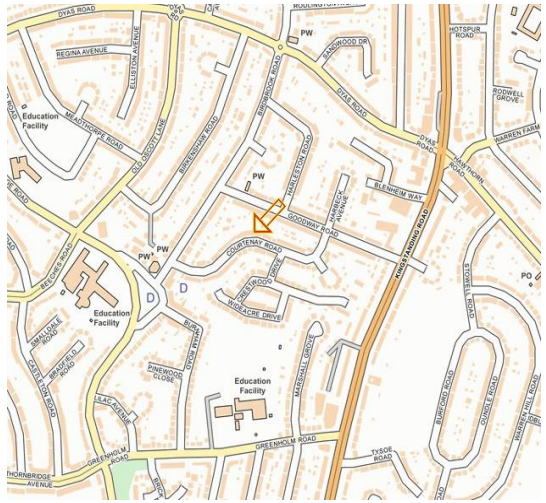
This floor plan is not drawn to scale and is for illustration purposes only



Energy Efficiency Rating



Map Location



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