PAUL CARR Estate Agents Sales & Lettings

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



Beeches Road, Great Barr
Birmingham, B42 2QH

Offers Over £245,000

Great Barr

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Three Bedroom Semi-Detached Home | Corner Plot | Ample Parking & Garage Situated on a generous corner plot=
This well-proportioned three-bedroom home offers comfortable family living, ample off-road parking and a good-sized rear garden. Ideally positioned close to well-regarded local schools, everyday amenities and convenient transport links, the property would make an excellent choice for families, first-time buyers or those looking for additional outdoor space.

Upon arrival, the property benefits from a block-paved driveway providing ample parking, together with an additional garage offering useful storage or further practical space. A secure porch provides a welcoming entrance before leading into the hallway, which gives access to the main ground-floor accommodation. The lounge offers a cosy and comfortable setting for relaxing with family or entertaining guests, providing a pleasant space to unwind at the end of the day. To the rear, the kitchen diner offers a practical layout, fitted with a good range of wall and base units, integrated appliances and additional space for freestanding appliances. The dining area provides room for family meals and gatherings, while views over the rear garden bring a welcome connection to the outdoor space.

To the first floor, the landing leads to two well-proportioned double bedrooms and a third single bedroom, which could also be utilised as a nursery, home office or dressing room, depending on individual requirements. The family bathroom is finished with complementary tiling, creating a clean and well-presented space. The suite comprises a bath with overhead shower, hand wash basin and WC, with the added benefit of a heated towel rail.

Externally, the property occupies an appealing corner plot, offering additional outdoor space to enjoy. The rear garden features a patio area ideal for outdoor dining and garden furniture, alongside a further lawned section providing space for children to play or for those who enjoy gardening. The garden is enclosed by fencing to the perimeter and benefits from a rear aspect that is not overlooked, offering a greater sense of privacy.

Overall, this property offers a fantastic combination of comfortable living accommodation, three bedrooms, ample driveway parking, a garage and a generous corner-plot garden. With well-regarded schools, local amenities and transport connections nearby, it presents an excellent opportunity for buyers seeking a practical and well-located family home.













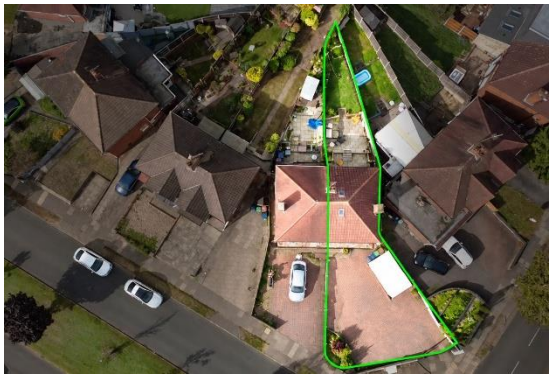












Property Specification

AMPLE DRIVEWAY SPACE
SEMI-DETACHED PROPERTY
POPULAR BEECHES ESTATE
WELL PRESENTED CONDITION
KITCHEN/DINER

Hall
2.68m (8'10") x 1.68m (5'6")

Living Room
4.16m (13'8") max x 2.99m (9'10")

Kitchen/Diner
4.82m (15'10") x 3.19m (10'6")

Bathroom
2.08m (6'10") x 1.87m (6'2")

Bedroom 1
3.77m (12'4") x 2.86m (9'5")

Bedroom 2
3.17m (10'5") x 2.85m (9'4")

Bedroom 3
2.68m (8'10") x 2.00m (6'7")

Garage
4.21m (13'10") x 2.44m (8')

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.

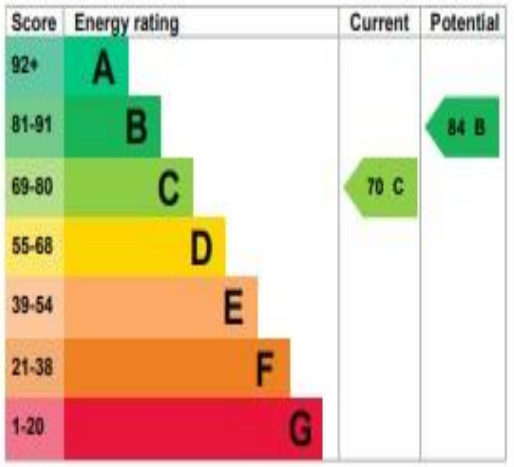
Floor Plan

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

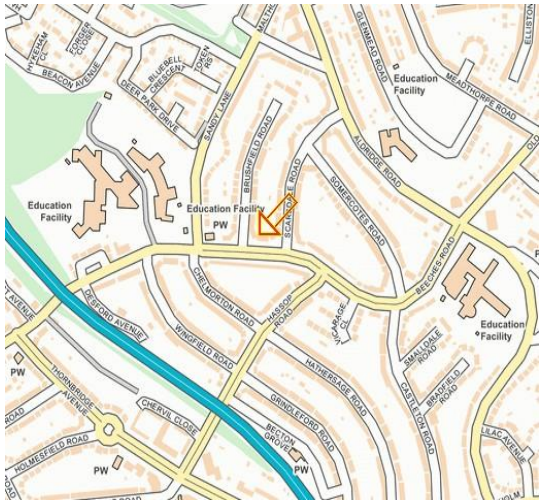


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Sales & Lettings

Energy Efficiency Rating



Map Location



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