



Cramlington Road, Grear Barr
Birmingham, B42 2EG

Offers in Excess of £200,000

Grear Barr

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We are delighted to welcome to the market this attractively priced semi-detached family home, ideally situated in the highly sought-after Perry Beeches area of Great Barr. A well-established residential hub, the area benefits from excellent local schooling for all ages, a wide range of amenities at the nearby Scott Arms Shopping Centre, and convenient connections to the M6 motorway network.

A particular highlight of this property is its three double bedrooms – a rare find for homes in this location. The home also benefits from central heating and double glazing throughout.

Property Highlights • Secure porch entrance • Inviting and spacious hallway • Front-facing kitchen with its own pantry store, a range of wall and base units, space for integrated appliances, and a patio door to the side of the property • Generous lounge offering a bright and comfortable reception room with chimney breast and electric fire, windows allowing plenty of natural light, and patio doors opening to the rear garden

First Floor Accommodation • Landing giving access to all rooms • Bedroom One - an impressive main bedroom with ample space for a workstation or dressing area, built-in cupboard, and space for free-standing wardrobes. Overlooks the rear garden. • Bedroom Two - another double room with built-in cupboard and aspect to the front. • Bedroom Three - a further good-sized double bedroom overlooking the rear garden. • Family Bathroom - fitted with a white suite comprising a bathtub with shower over, wash hand basin, and W.C.

External Features The rear garden is tiered, with steps leading to a lawned section surrounded by mature shrubbery. Further steps rise to the rear, where there is a garage and gated carport providing rear access and additional parking.

This property offers excellent potential for buyers seeking a home they can personalise and modernise to their own taste. Competitively priced to reflect the scope for improvement, this home represents superb value in a highly desirable location.

We strongly advise early viewing to avoid disappointment.





Property Specification

THREE DOUBLE BEDROOMS
POPULAR PERRY BEECHES AREA
SPACIOUS LOUNGE
REAR ACCESS GARAGE
COMPETITIVELY PRICED

Porch

Hallway 12' 10" x 5' 3" (3.9m x 1.6m)

Kitchen 9' 6" x 10' 6" (2.9m x 3.2m)

Pantry 2' 11" x 8' 10" (0.9m x 2.7m)

Lounge 14' 9" x 15' 9" (4.5m x 4.8m)

First Floor Landing 5' 3" x 8' 6" (1.6m x 2.6m)

Bedroom One 14' 9" x 8' 10" (4.5m x 2.7m)

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

Bathroom 6' 7" x 5' 7" (2m x 1.7m)

Bedroom Three 12' 2" x 7' 3" (3.7m x 2.2m)

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:

Viewer's Note:

Services connected: mains electricity .gas, water and draiange
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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Map Location

