PAUL CARR Estate Agents Sales & Lettings

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Tideswell Road, Great Barr
Birmingham, B42 2DR

Offers in the Region Of £220,000

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Situated on the ever-popular Beeches Estate, this well-proportioned three-bedroom semi-detached property offers an excellent opportunity for first-time buyers, growing families or investors alike.

Upon entering you are welcomed into the entry hall, leading to the open plan living room, combining two spaces into one providing additional living space and making this a particularly versatile home.

The property has been extended to the rear where you will find the recently renovated kitchen diner with ample work space leading off into the rear garden, a low-maintenance paved rear garden, ideal for enjoying the outdoors with minimal upkeep.

The front further benefits include a blocked paved driveway providing ample off-road parking.

Upstairs, the property offers well-sized accommodation throughout, with three bedrooms providing plenty of space for a family or those looking for a home with potential, the property also benefits from a recently renovated shower room. The loft is fully boarded with carpet, surrounded by storage space, and a skylight window, accessible via the typical expandable ladder

Located in a popular residential area close to local amenities, schools and transport links, this property is certainly one not to be missed.

Ideal for first-time buyers or investors an early viewing is highly recommended!



















Property Specification

NO ONWARD CHAIN
THREE BEDROOMS
POPULAR BEECHES ESTATE
LONG LEASE OF 934 YEARS
DRIVEWAY

Kitchen
8' 10" x 15' 1" (2.7m x 4.6m)

Living Room
24' 3" x 15' 9" (7.4m x 4.8m)

Bedroom 1
9' 6" x 9' 2" (2.9m x 2.8m)

Bedroom 2
12' 2" x 8' 6" (3.7m x 2.6m)

Bedroom 3
8' 6" x 6' 7" (2.6m x 2m)

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

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 £40 + VAT (£48 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: D
Tenure: Leasehold having 934 years remaining
Ground Rent: £9 per annum

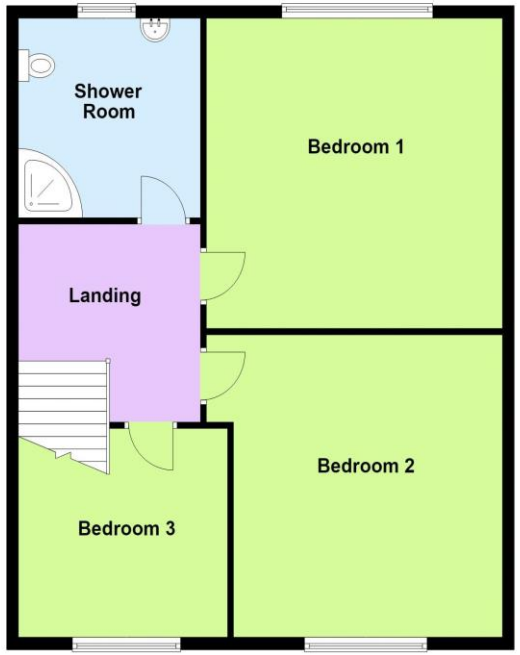
Floor Plan

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

Ground Floor



First Floor



Energy Efficiency Rating



Map Location



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