



Courtenay Road, Great Barr  
Birmingham, B44 8JA

Offers Over £210,000

# Great Barr

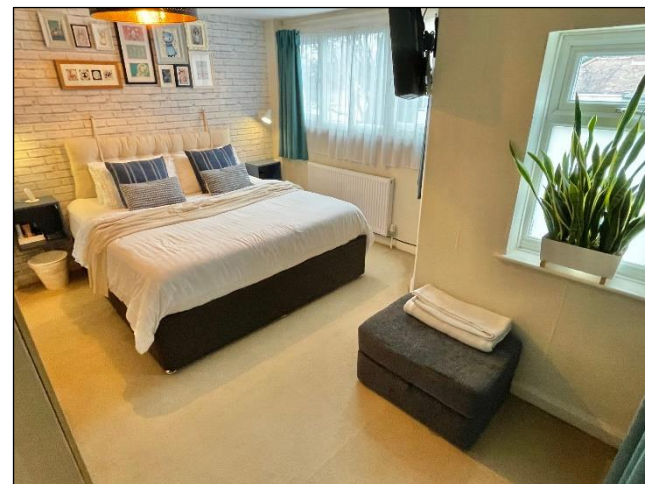
Offers Over £210,000



A stunning and immaculately presented two bedroom semi detached, located on this highly popular road and ideal for First Time Buyers.

Set behind a gravelled driveway, the property is accessed via a reception hall with stairs off and doors lead to the kitchen as well as the lounge which has a half bay window to the front, feature fire and a door with windows either side leads to the sun room offering a variety of uses and makes this an extremely versatile layout. There is ample space for a table and chairs, windows and a door lead out to the garden, there is a door to the useful side utility with space for multiple appliances, a door and window to the front and a further door leads to a useful WC. The kitchen is open plan into the sun room and has a range of units with a built in oven and hob and a recess for a fridge/freezer. The immaculate accommodation continues upstairs with two bedrooms, the master is a double with a window and half bay window to the front and the second bedroom will also take a double bed and has a window to the rear. The modern bathroom has a white suite with a shower over the bath, fitted furniture housing the washbasin and WC with concealed cistern, wall tiling and a window to the rear.

Outside the rear garden has a decked area suitable for garden furniture with steps up to the lawn and a superb garden retreat, ideal for BBQ's or to unwind in after a day at work and this double glazed and centrally heated home must be viewed.





## Property Specification

TWO BEDROOMS  
SEMI DETACHED  
HIGHLY POPULAR ROAD  
IDEAL FOR FIRST TIME BUYERS  
DRIVEWAY

**Reception Hall**  
1.96m (6'5") x 1.92m (6'4")

**Lounge**  
6.49m (21'3") into bay x 2.88m (9'5") max

**Kitchen**  
3.30m (10'10") x 1.93m (6'4")

**Sunroom**  
4.54m (14'11") x 1.84m (6'1")

**Bedroom 1**  
4.84m (15'10") max x 3.65m (12') into bay

**Bedroom 2**  
3.07m (10'1") x 2.68m (8'9")

**Bathroom**  
2.00m (6'7") max x 1.68m (5'6")

**Side Utility Area**  
6.45m (21'2") x 1.75m (5'9") max

**Garden Retreat**  
4.12m (13'6") x 4.06m (13'4")

### Viewer's Note:

Services connected: Gas Electric Water Drainage

Council tax band: B

Tenure: Freehold

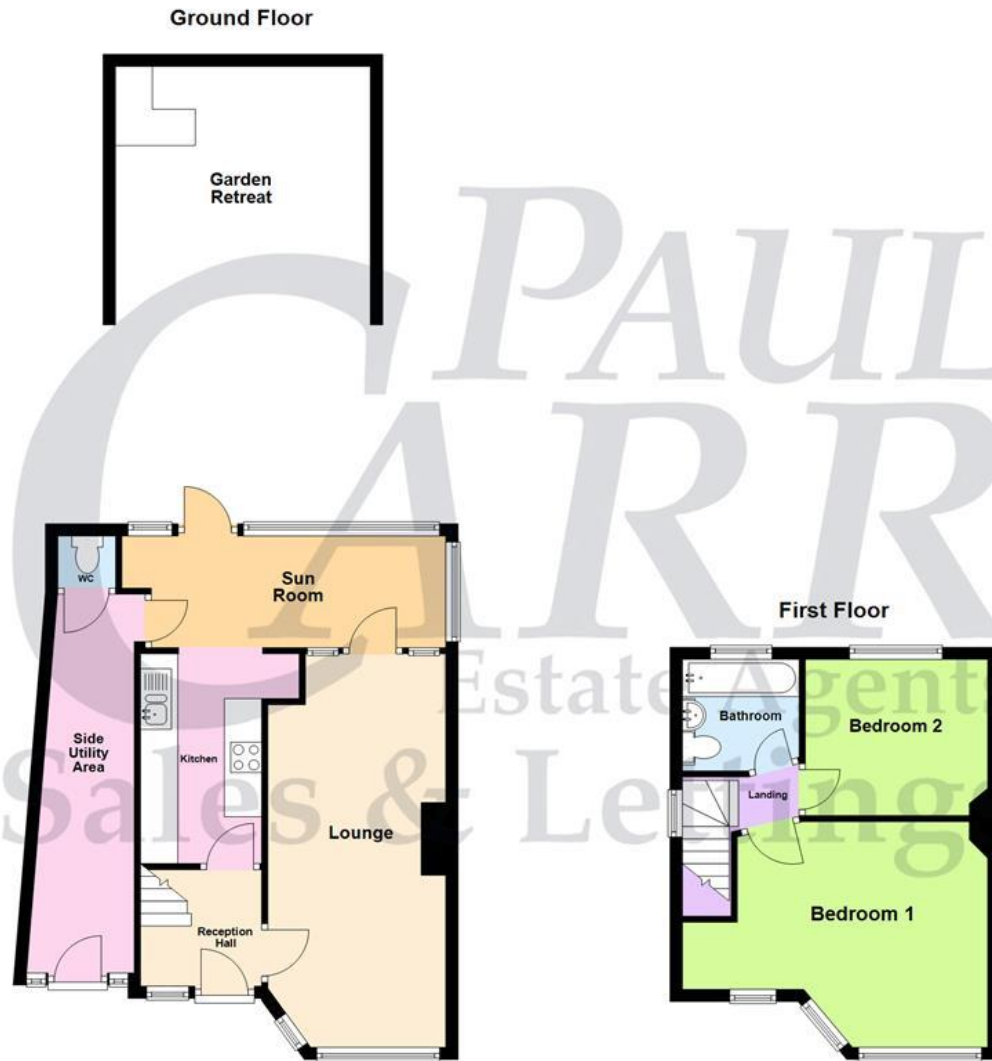
### Agent's Note:

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: 3<sup>rd</sup> February 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 £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.

# 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		86 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

## Map Location

