



Hathersage Road, Great Barr  
Birmingham, B42 2RZ

Offers in the Region Of £250,000

# Great Barr

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Welcome to Hathersage Road, Great Barr situated in a popular residential location.

*This well-presented three-bedroom mid-terraced property offers spacious and comfortable living throughout, making it an ideal home for families, first-time buyers, or investors alike.*

The ground floor briefly comprises a welcoming living room, with a bay window to the front, and a gas fireplace. From the living room there are doors welcoming you into the kitchen diner, providing the perfect space for both everyday living and entertaining, the kitchen compromises of a cooker, gas hob, sink unit and dishwasher.

To the first floor are three good-sized bedrooms, two of which benefit from fitted wardrobes, along with a stylish white fitted family bathroom.

Externally, the property boasts a driveway to the front providing off-road parking.

To the rear is a beautifully maintained, fully south-facing garden offering an excellent degree of privacy, as it is not overlooked - ideal for relaxing or outdoor dining in the warmer months.

Early viewing is highly recommended to fully appreciate all this lovely home has to offer.

Call us today on 0121 325 1133



# Property Specification

DRIVEWAY  
THREE BEDROOMS  
SITUATED ON THE POPULAR BEECHES ESTATE  
CLOSE TO AMENITIES  
SOUTH FACING GARDEN



**Living Room**  
14' 1" x 15' 9" (4.3m x 4.8m)

**Kitchen/Diner**  
9' 11" x 15' 9" (3.03m x 4.8m)

**Bedroom 1**  
12' 2" x 11' 6" (3.7m x 3.5m)

**Bedroom 2**  
9' 10" x 11' 6" (3m x 3.5m)

**Bedroom 3**  
8' 10" x 6' 11" (2.7m x 2.1m)

**Bathroom**  
6' 7" x 5' 11" (2m x 1.8m)

## Viewer's Note:

Services connected: mains electricity, gas, water and driveway  
Council tax band: B  
Tenure: Freehold

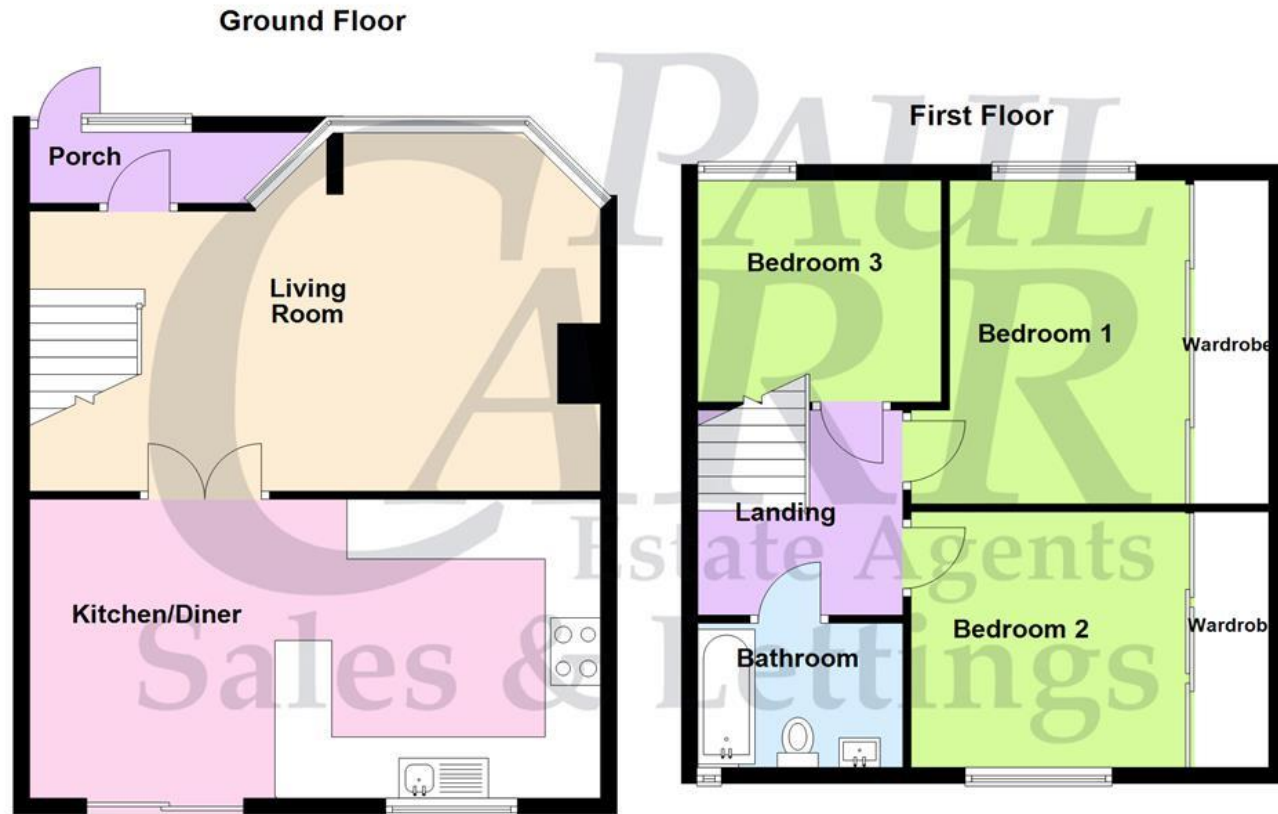
## Agent's Note:

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:

**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		
69-80	C		76 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

# Map Location

