



Hathersage Road, Great Barr
Birmingham, B42 2RY

£170,000

Great Barr

£170,000



We are delighted to offer this spacious two-bedroom terraced home, offering an excellent opportunity for buyers looking to put their own stamp on a property while adding future value. Situated on the ever-popular Beeches Estate. The property is conveniently located close to the M6 motorway, local shopping amenities and well-regarded schools, making it an ideal purchase for first-time buyers, downsizers and investors alike.

The accommodation briefly comprises:
Ground Floor

- Welcoming front lounge with useful under-stairs storage cupboard.
- Fitted kitchen with a practical pantry/storage cupboard.
- Convenient downstairs W.C.

First Floor

- Two generous double bedrooms, including an impressive full-width master bedroom with built-in storage.
- Bathroom fitted with a bath and wash hand basin.

Outside

The rear garden enjoys a predominantly level layout with a combination of patio and lawn, enclosed by fencing to the boundaries, providing a private outdoor space with plenty of potential.

Offered to the market with no upward chain, this property is also Freehold upon completion, making it an attractive and straightforward purchase.

Early viewing is highly recommended to appreciate the space, location and potential this home has to offer.





Property Specification

MID TERRACE HOME
TWO BEDROOMS
LARGE PRINCIPAL BEDROOM
DOWNSTAIRS W.C
GOOD SIZE GARDEN

Hallway

Guest W.C

Lounge

13' 1" x 10' 10" (4m x 3.3m)

Kitchen

10' 6" x 8' 2" (3.2m x 2.5m)

Bedroom One

13' 1" x 15' 9" (4m x 4.8m)

Bedroom Two

10' 10" x 10' 2" (3.3m x 3.1m)

Bathroom 7' 3" x 5' 3" (2.2m x 1.6m)

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:

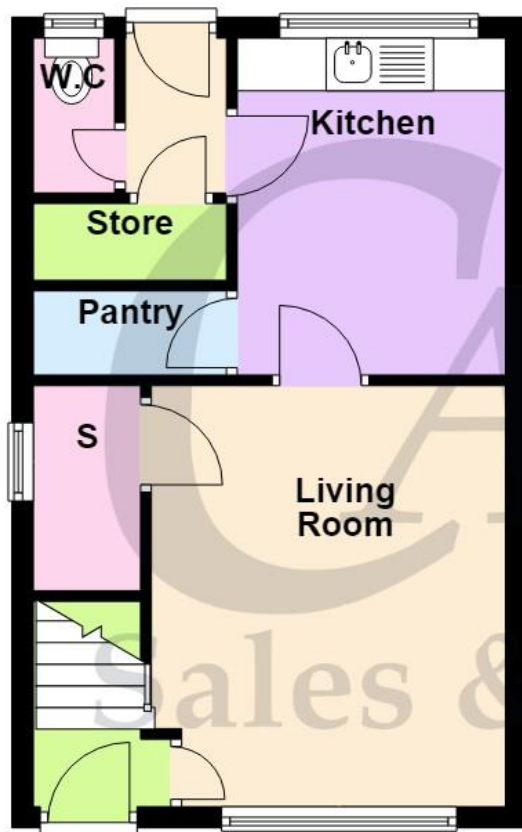
Services connected: mains electricity, gas, water and drainage
Council tax band: A
Tenure: LEASEHOLD - having approx. 900+ years unexpired
Ground Rent £9 per annum

The property will be **FREEHOLD ON COMPLETION**

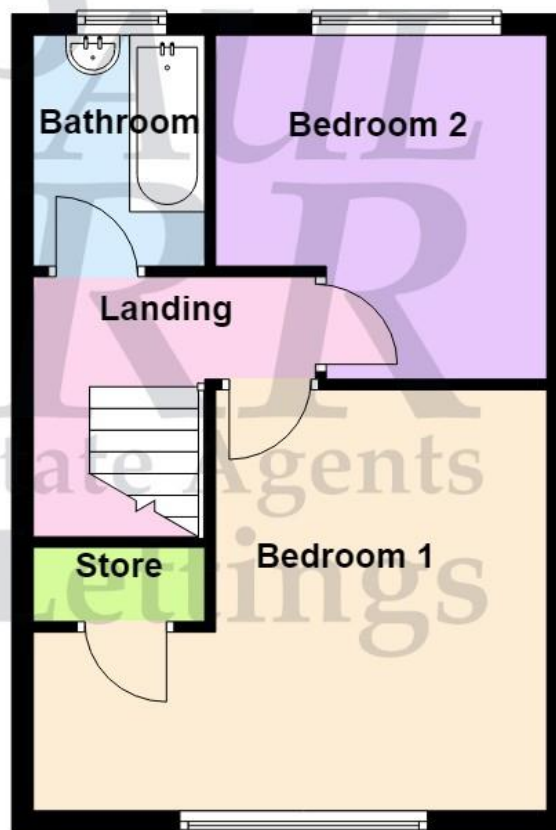
Floor Plan

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

Ground Floor



First Floor



Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		63 D
39-54	E		
21-38	F	27 F	
1-20	G		

Map Location

