



Somercotes Road, Great Barr
Birmingham, B42 2JP

Offers Over £230,000

Great Barr

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Situated on the ever-popular Somercotes Road, this well-presented three-bedroom, end-terrace home.

It offers spacious, practical living, ideal for first-time buyers, families, or those looking to downsize.

The property is approached via a block-paved driveway providing off-road parking, leading to a secure enclosed porch and welcoming entrance hallway.

To the front, a bright lounge with a charming bay window. To the rear, a well-presented kitchen diner offer ample space to entertain guest and host family gatherings complemented by a useful extension housing a utility area and guest W.C.

Upstairs are two double bedrooms, a single third bedroom, and a well-maintained family bathroom.

The rear garden features a patio, artificial lawn, fencing to perimeter, and a handy garden shed.

Offered with no upward chain, this fantastic home is ready to move into, and an early viewing is highly recommended



Property Specification

POPULAR LOCATION
NEAR WELL REGARDED SCHOOLS
CHAIN FREE PURCHASE
PRACTICAL UTILITY AND GUEST W.C
END OF TERRACE PROPERTY



Hall 2.79m (9'2") x 1.68m (5'6")

Living Room 4.43m (14'6") max x 3.01m (9'10")

Kitchen/Dining Room 4.79m (15'9") x 3.37m (11'1")

Utility Area 2.19m (7'2") x 2.10m (6'10")

W.C 1.31m (4'4") x 1.00m (3'3")

Bathroom 2.07m (6'9") x 1.86m (6'1")

Bedroom 1 2.89m (9'6") x 1.98m (6'6")

Bedroom 2 3.20m (10'6") x 2.89m (9'6")

Bedroom 3 2.09m (6'10") x 1.47m (4'10")

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:

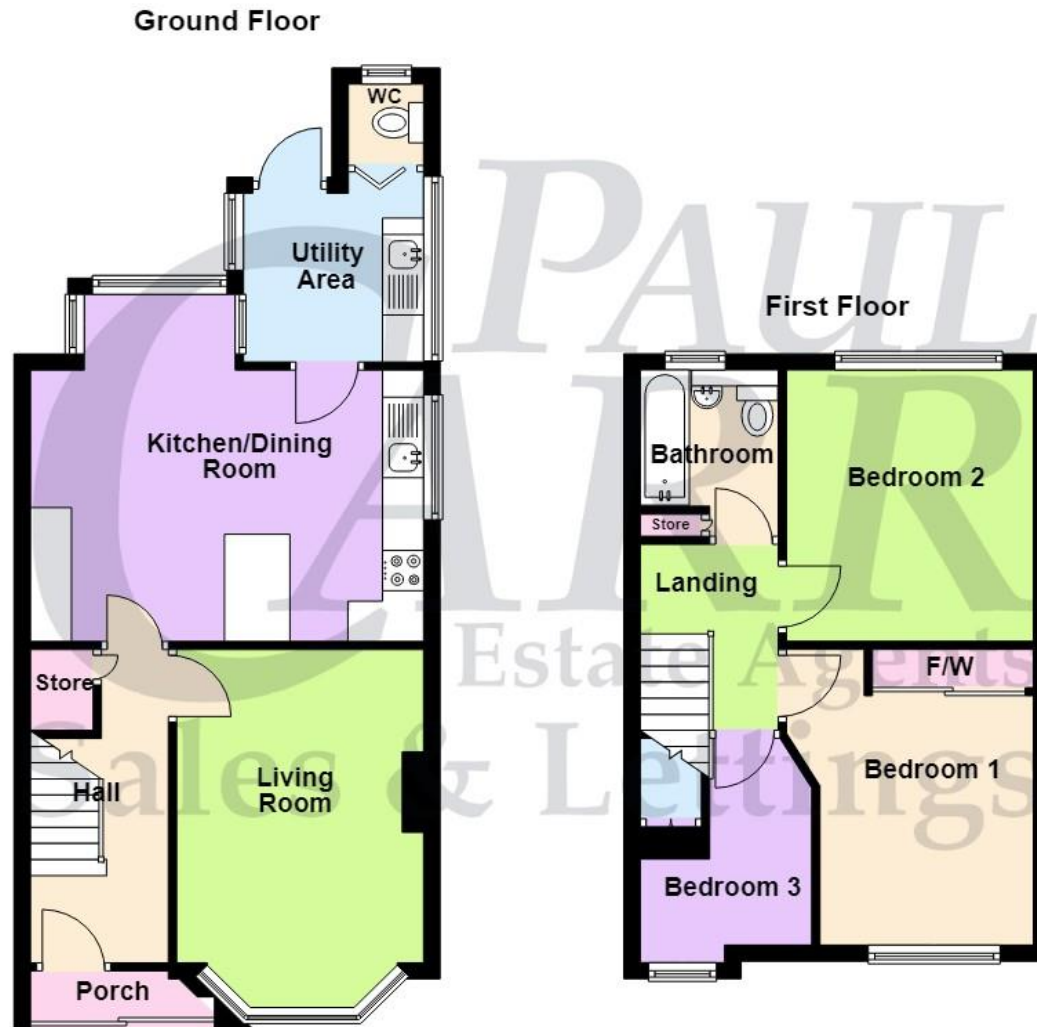
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Viewer's Note:

Services connected: mains electricity, gas, water and drainage
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		
69-80	C		73 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

Map Location

