



Beeches Road, Great Barr
Birmingham, B42 2QP

SECURE SALE

Offers Over £210,000

Great Barr

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Positioned on the sought-after Beeches Estate, this stunning two-bedroom terraced property, which can be easily converted back to original three-bedrooms is perfectly located close to well-regarded schools, local amenities, and transport links, ensuring a truly well connected lifestyle.

The property boasts excellent curb appeal with off-road parking for multiple vehicles.

Step inside to a welcoming lounge, featuring a modern electric fireplace, a classic bay window, and a comfortable seating area perfect for family and guests. The kitchen-diner is fully modernised, with sleek white base units, ceiling spotlights, and integrated appliances. A large window floods the space with natural light, creating an inviting area for dining and entertaining.

Upstairs, you'll find a contemporary shower suite, with a walk-in shower, W.C, and hand wash basin, all finished in a fresh, light décor. The main bedroom is generously sized, comfortably fitting a double bed, with ample wardrobe space and double windows allowing floods of natural light. The second bedroom is also a spacious double, complete with fitted wardrobes. The property is a three bedroom converted to a large two bedroomed this could easily be converted back to the three bedrooms.

The rear garden is meticulously maintained, featuring a patio area, a well-kept lawn, and a second patio toward the rear, framed by perimeter fencing. Every corner of this home exudes care and modernity, making it a perfect family haven in a prime location.

This Property is Being SOLD by Paul Carr Secure Sale. Secure Sale is a faster and more secure way to sell or purchase a property, where the seller and the buyer commit to the transaction and an agreed fixed timescale. A legal pack (including searches) will be created upfront and made available to any interested parties and passed to the conveyancers once a sale has been agreed. Please contact Paul Carr Estate Agents to view these documents. When an offer is accepted, the buyer will be required to pay a non-refundable **Reservation Fee of £6,995 including VAT** (in addition to the final negotiated selling price), sign a Reservation Form and agree the Terms and Conditions prior to solicitors being instructed. If you require a copy of these documents, or for further information, please contact the Paul Carr Team.



Property Specification

BEING SOLD BY PAUL CARR SECURE SALE (BUY IT NOW
Option Available) - Reservation Fee Applies
POPULAR BEECHES ESTATE
MODERN KITCHEN DINER
WELL KEPT REAR GARDEN
TWO BEDROOM TERRACE



Hallway
2.00m (6'7") x 1.67m (5'6")

Living Room
3.64m (11'11") max x 3.02m (9'11")

Kitchen/Dining Room
4.80m (15'9") x 3.37m (11'1")

Bedroom 1
16' 0" x 12' 6" (4.87m x 3.8m)

Bedroom 2
3.06m (10') x 2.91m (9'7")

Shower Room
2.05m (6'9") x 1.82m (6')

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:

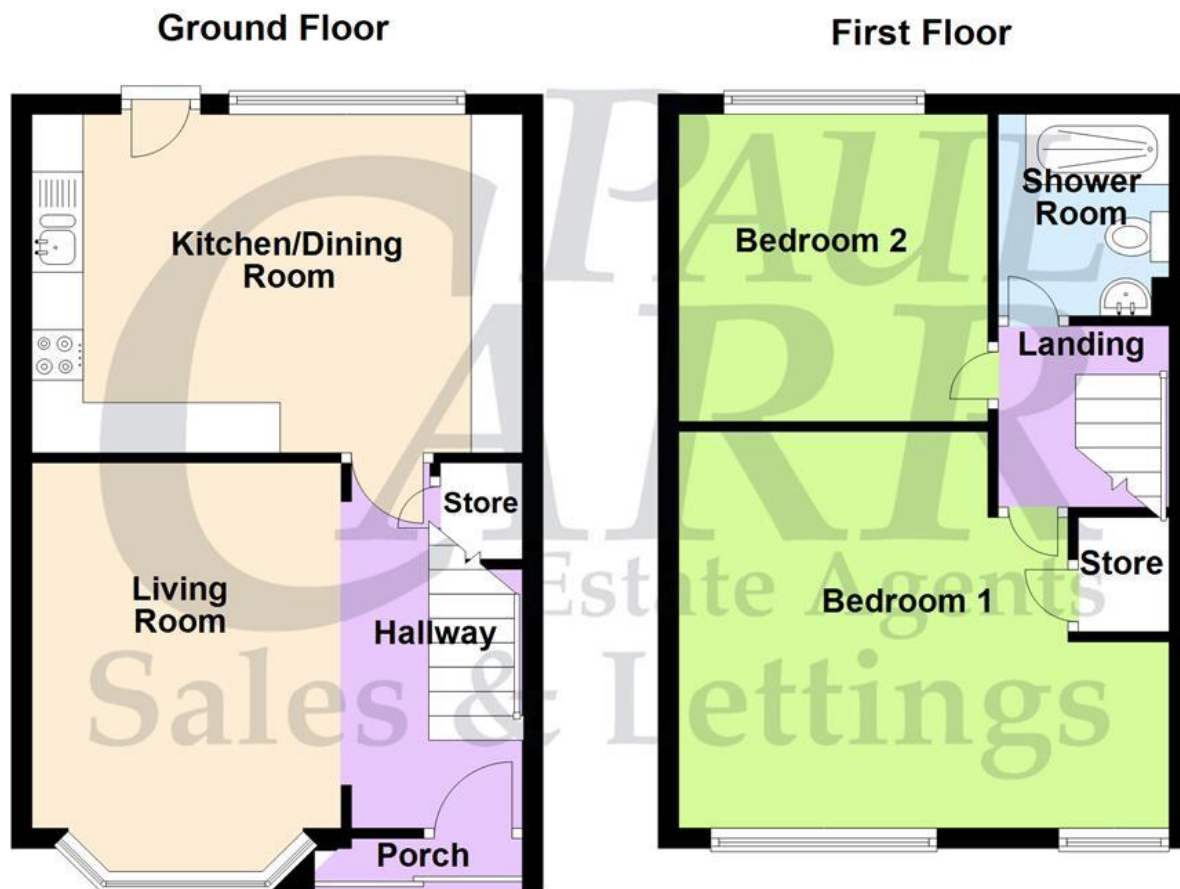
Identity Verification Fee - We are required by law to conduct anti-money laundering checks on all those buying a property as part of our due diligence. As agents acting on behalf of the seller, we are required to verify the identity of all purchasers once an offer has been accepted, subject to contract. 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: B
Tenure: Leasehold approx. 900 years remaining
Ground Rent: £9 per annum

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	72 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Map Location

