PAUL CARR Estate Agents Sales & Lettings

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Grindleford Road, Great Barr
Birmingham, B42 2SG

£230,000

Great Barr

£230,000

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We are excited to bring to market this beautifully presented three-bedroom home, ideally located within the heart of the highly sought-after Beeches Estate in Great Barr. The property offers excellent proximity to well-regarded primary and secondary schools, local amenities, and convenient access to the M6 motorway network.

PROPERTY HIGHLIGHTS

NEWLY REFURBISHED RESIN DRIVEWAY leading to a welcoming internal porch. An inviting entrance hallway features stairs rising to the first floor, useful under-stairs storage, and quality dark hardwood flooring. The front lounge offers a warm and homely feel, complemented by lighter hardwood flooring, feature wallpaper, a chimney breast with fireplace, and a bay window fitted with stylish slatted blinds.

MODERN OPEN-PLAN KITCHEN/DINER – a real standout feature of the home. The recently refitted kitchen boasts contemporary tones, a generous range of wall and base units with worktops over, attractive splashbacks, an integrated electric hob, built-in oven, and a breakfast bar with additional storage beneath. The hardwood flooring continues seamlessly from the hallway, with patio doors opening to the garden alongside a picture window allowing plenty of natural light.

Upstairs, the landing leads to three well-proportioned bedrooms, including two spacious doubles to the front and rear, and a versatile third bedroom with built-in storage-ideal as a child's room or home office.

SPACIOUS PRINCIPAL BEDROOM WITH BAY WINDOW featuring sliding fitted wardrobes and cleverly designed additional storage solutions for clothing and footwear.

REFITTED CONTEMPORARY SHOWER ROOM finished to a high standard, comprising stylish two-tone navy and grey tiling, a large walk-in shower enclosure, modern wash hand basin with storage beneath, W.C, and a heated towel rail.

Externally, LOW-MAINTENANCE REAR GARDEN WITH RESIN PATIO the rear garden has been thoughtfully arranged for low maintenance, offering a large resin patio, lawned areas with a pathway running through, mature shrubs and flower borders, and useful storage facilities to the rear

The property is held on a long leasehold of over 900 years, with a minimal ground rent of approximately £9 per annum.

The freeholder, First National, can provide quotes for the purchase of the freehold if required. LONG LEASEHOLD – OVER 900 YEARS REMAINING

Early viewing is highly recommended—strong interest is anticipated.

























Property Specification

THREE BEDROOM MID TERRACE
MODERN OPEN-PLAN KITCHEN/DINER
NEWLY REFURBISHED RESIN DRIVEWAY
SPACIOUS PRINCIPAL BEDROOM WITH BAY WINDOW
REFITTED CONTEMPORARY SHOWER ROOM
LOW-MAINTENANCE REAR GARDEN WITH RESIN PATIO

Hallway
11' 10" x 5' 11" (3.6m x 1.8m)

Lounge 4' 9" x 9' 10" (4.5m x 3m)

Kitchen/Diner
11' 2" x 15' 9" (3.4m x 4.8m)

Bedroom One
13' 1" x 11' 6" (4m x 3.5m)

Bedroom Two
10' 10" x 11' 6" (3.3m x 3.5m)

Bedroom Three
9' 2" x 6' 7" (2.8m x 2m)

Family Shower Room
7' 7" x 5' 11" (2.3m x 1.8m)

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:

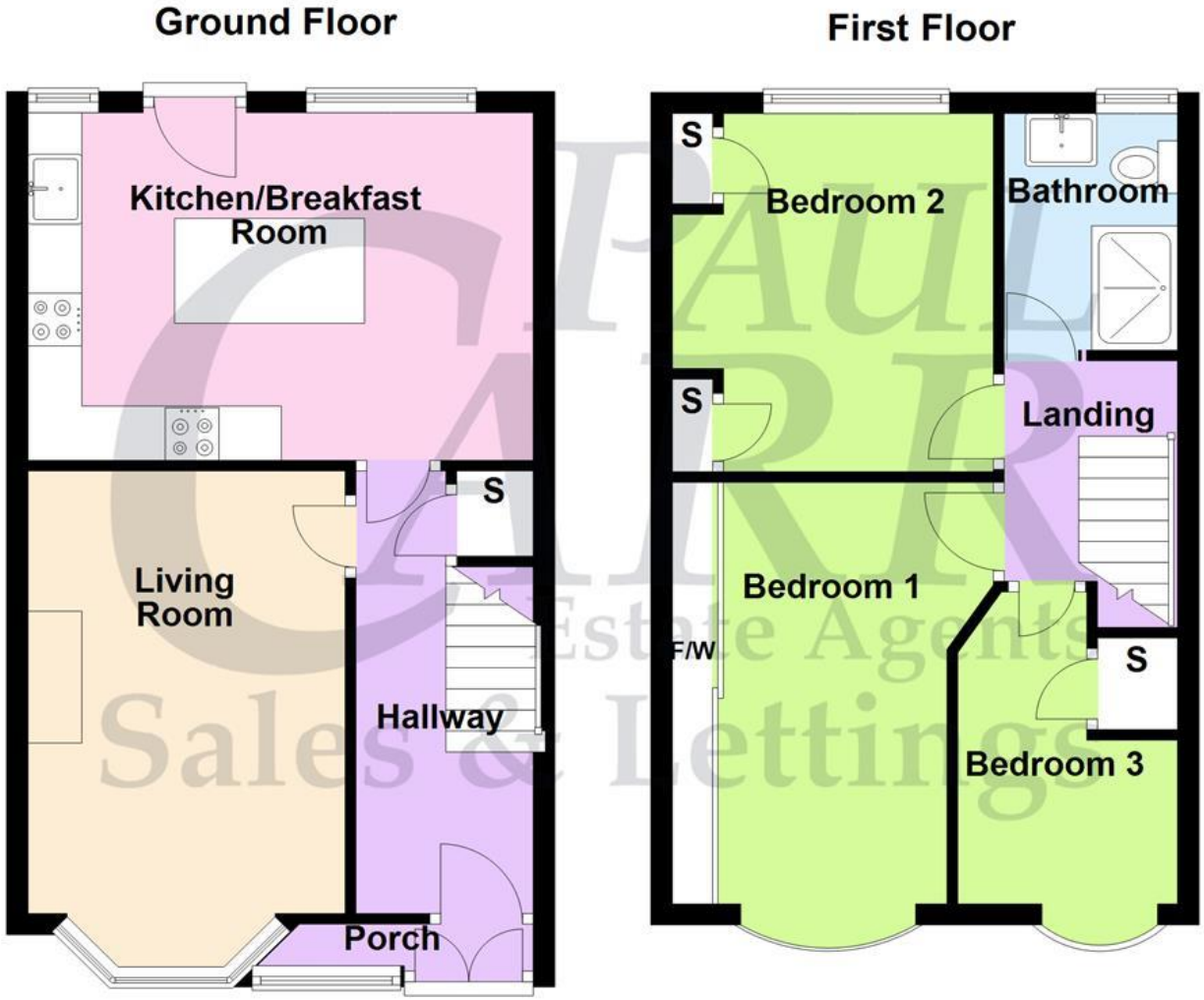
Identity Verification Fee - We are required by law to conduct anti-money laundering checks on all those buying a property as part of our due diligence. As agents acting on behalf of the seller, we are required to verify the identity of all purchasers once an offer has been accepted, subject to contract. 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: FREEHOLD ON COMPLETION
Viewing information - Viewings are strictly by appointment only. Please note photography or video recording is not permitted during a viewing unless agreed in advance.

Floor Plan

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



Energy Efficiency Rating



Map Location



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OnTheMarket.com

rightmove.co.uk
The UK's number one property website

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