



Edale Road, Great Barr  
Birmingham, B42 2DL

**£195,000**

# Great Barr

£195,000



*We are pleased to welcome to the market this well-priced family home, situated on the popular Beeches Estate in Great Barr. Located on Edale Road, the property enjoys a convenient position within easy walking distance of local schools, shops and everyday amenities. The home features an elevated frontage with steps leading to the front entrance, creating an attractive first impression.*

Upon entering, the welcoming hallway provides access to all ground floor accommodation, including a bright front lounge with bay window and a spacious kitchen diner to the rear. The kitchen diner benefits from sliding patio doors opening onto the rear garden, making it an ideal space for both family living and entertaining.

To the first floor, the landing leads to three bedrooms, comprising two generous double bedrooms positioned to the front and rear, along with a third bedroom overlooking the front aspect. The family bathroom is fitted with a predominantly tiled suite incorporating a bathtub with shower over, wash hand basin and W.C. Outside, the rear garden is mainly laid to lawn and enjoys a gentle elevation, providing a pleasant outdoor space for families and gardeners alike. The boundaries are enclosed by a combination of fencing and mature hedging, offering a good degree of privacy.

This family home offers excellent potential for both owner-occupiers and buy-to-let investors alike and is offered to the market with the added advantage of no onward chain.

**Viewing is highly recommended to appreciate the accommodation and potential on offer.**





## Property Specification

CHAIN FREE  
THREE BEDROOM HOME  
SEMI DETACHED  
REFURBISHMENT REQUIRED  
PRICED TO SELL  
FRONT RECEPTION  
KITCHEN DINER

Hallway 11' 10" x 5' 3" (3.6m x 1.6m)

Lounge 14' 5" x 9' 10" (4.4m x 3m)

Kitchen/Diner 10' 6" x 15' 9" (3.2m x 4.8m)

Bedroom Two 10' 6" x 9' 6" (3.2m x 2.9m)

Bedroom One 12' 6" x 8' 10" (3.8m x 2.7m)

Bedroom Three 9' 6" x 6' 7" (2.9m x 2m)

Family Bathroom 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:

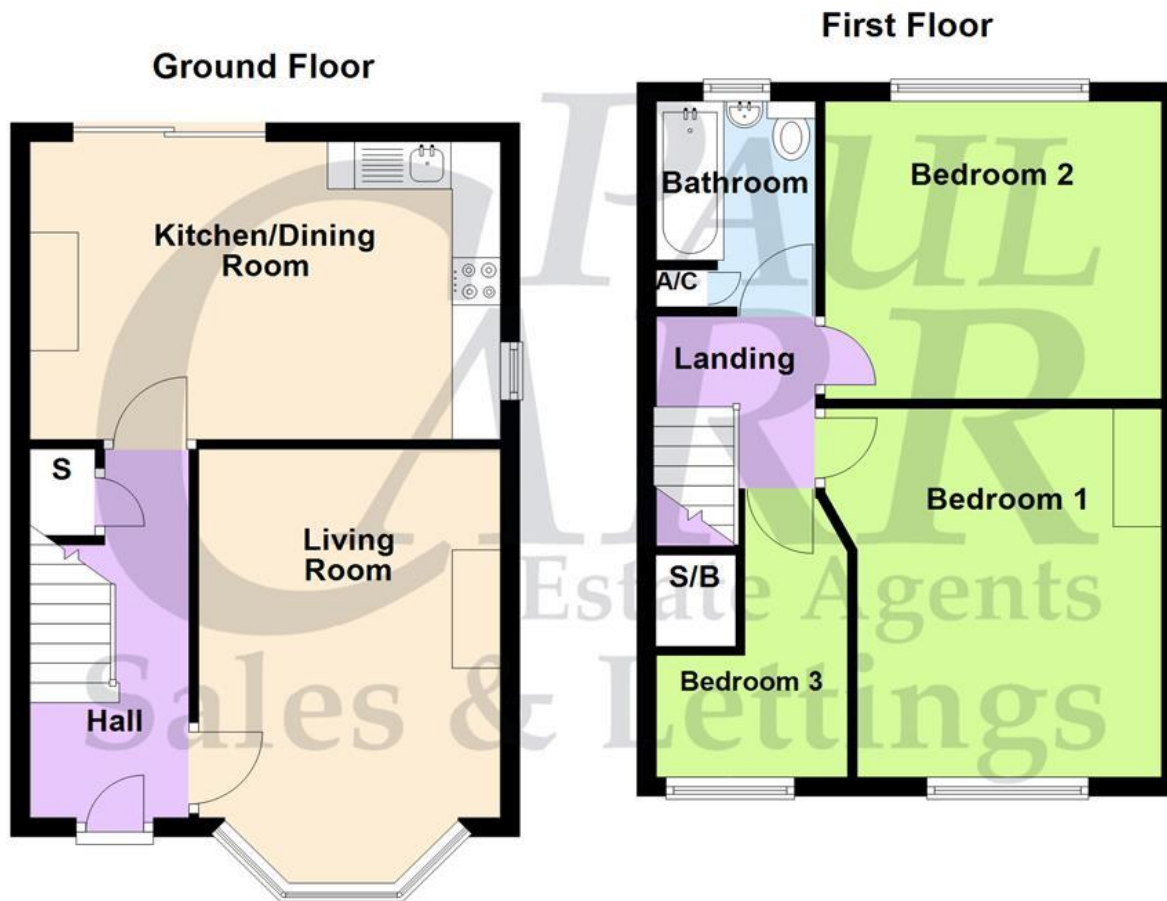
Services connected: mains electricity, gas, water and drainage

Council tax band: B

Tenure: Freehold

# 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		82 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

## Map Location

