



Castleton Road, Great Barr

Birmingham, West Midlands, B42 2RS

Offers In The Region Of £240,000



NEWTON FALLOWELL are delighted to market this extended family home opportunity, situated in a popular location of Great Barr. The property has nearby schools and local transport links to Birmingham and surrounding areas. Comprising of a lounge, large kitchen with dining area, downstairs W.C, utility, four bedrooms and a family bathroom. The property benefits from no upward chain, off road parking, double glazing and a rear garden.

These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Newton Fallowell nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.

ENTRANCE HALLWAY

UPVC door to the front, stairs to the first floor and a door leading to the lounge.

LOUNGE

14'00x8'2 (4.27mx2.49m)

Double glazed windows to the front of the property, radiator and a door to the kitchen/diner.

KITCHEN/DINER

15'8x9'10 (4.78mx3.00m)

A modern family kitchen family area, a range of wall and base units with surface, sink with drainer, built in oven and hob with extractor. Access to the utility and guest W.C

UTILITY

Storage units, plumbing for washing machine and a door to the rear garden.

CONSERVATORY

7'7x6'2 (2.31mx1.88m)

Double glazed windows, door leading to the rear garden.

DOWNSTAIRS W.C.

BEDROOM ONE

12'5x7'11 (3.78mx2.41m)

Double glazing to the rear of the property, radiator and wardrobe.

BEDROOM TWO

11'11x8'7 (3.63mx2.62m)

Double glazing to the front, radiator.

BEDROOM THREE

9'2x8'2 (2.79mx2.49m)

Double glazed window to the side elevation, radiator.

BEDROOM FOUR

8'11x6'10 (2.72mx2.08m)

Double glazing to the front of the property.

FAMILY BATHROOM

Shower over bath, low flush W.C., sink and double glazed obscured window to the rear.

LOFT AREA

Excellent storage space with great potential.

REAR GARDEN

A decking area leading down to the lawn. Shed at the bottom of the garden.



GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Made with Metrix ©2018

| Energy Efficiency Rating | | Current | Potential |
|---|-------------------------|---------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) | A | | |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | EU Directive 2002/91/EC | | |

| Environmental Impact (CO ₂) Rating | | Current | Potential |
|---|-------------------------|---------|-----------|
| Very environmentally friendly - lower CO ₂ emissions | | | |
| (92 plus) | A | | |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not environmentally friendly - higher CO ₂ emissions | | | |
| England & Wales | EU Directive 2002/91/EC | | |



t: 01212709744 e: erdington@goodchildsls-uk.com

www.goodchildsls-uk.com