

**FOR SALE**



**Calshot Road, Great Barr**

**3 Bedrooms, 1 Bathroom, Semi Detached**

**£235,000**

**MARTIN&CO**



- SEMI DETACHED PROPERTY
- THREE BEDROOMS
- THROUGH LOUNGE / DINING ROOM
- EXTENDED KITCHEN
- SIDE ENTRY / UTILITY
- FULLY TILED BATHROOM
- OFF ROAD PARKING
- DOUBLE REAR GARAGE

Martin & Co are pleased to offer this lovely home for sale. Ideally situated in Great Barr with Calshot Primary School nearby, local shops are situated at the Scott Arms and excellent motorway links for the M5 and M6 are both nearby. This lovely home has a creteprint driveway and double glazed porch leading to the reception hallway with a door leading to the good sized through lounge/dining room with sliding patio doors to the rear garden. Continuing through the house is an extended kitchen with a range of wall and base units with worktops over, fitted electric cooker with gas hob over. A door leads to the side entry which is currently used as a utility with a door to the front and rear.

On the first floor are three bedrooms that are accompanied by the fully tiled family bathroom with three piece suite comprising panelled bath with shower over, W.C. and wash basin.

To the rear of the property is a stone chipped garden with slabbed patio ideal for garden furniture this leads to the double rear garage which is access via a secured alley.

An internal viewing is highly recommended.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D		
39-54	E	52 E	
21-38	F		
1-20	G		



PORCH

HALLWAY

LOUNGE/DINER 24' 6" x 9' 9" (7.47m x 2.97m)

KITCHEN 13' 6" x 5' 2" (4.11m x 1.57m)

SIDE ENTRY / UTILITY 33' 3" x 3' 3" (10.13m x 0.99m)

FIRST FLOOR LANDING

BEDROOM ONE 12' 3" x 9' 4" (3.73m x 2.84m)

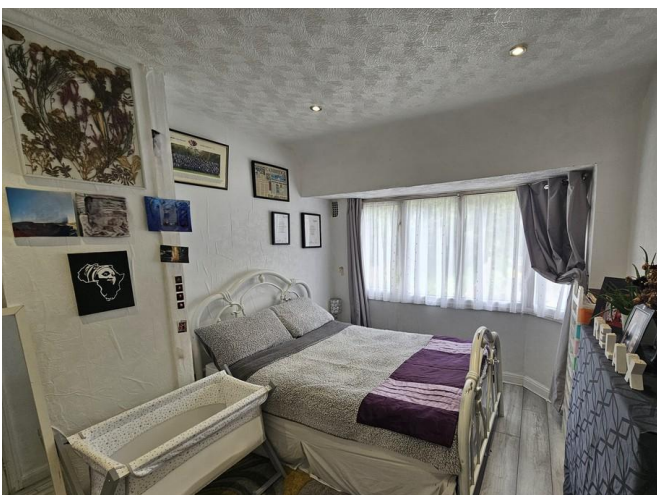
BEDROOM TWO 12' 5" x 9' 4" (3.78m x 2.84m)

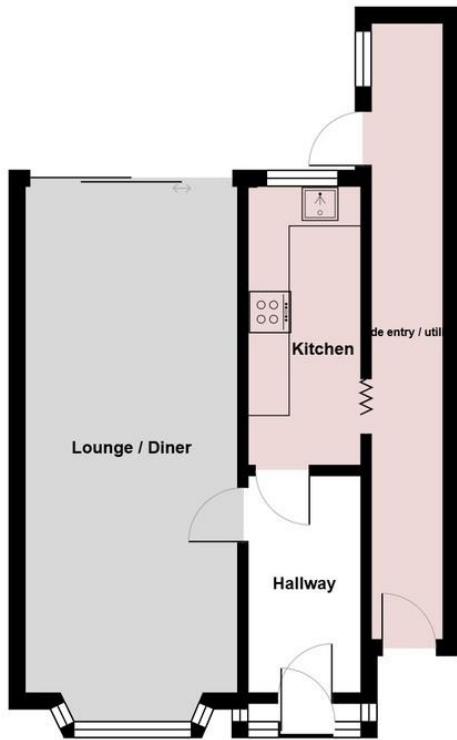
BEDROOM THREE 6' 6" x 5' 5" (1.98m x 1.65m)

BATHROOM 6' 4" x 5' 6" (1.93m x 1.68m)

DOUBLE REAR GARAGE 18' 0" x 14' 3" (5.49m x 4.34m)

REAR GARDEN





All measurements are approximate and for display purposes only

**Martin & Co Sutton Coldfield** **0121 321 6090**  
 24 Birmingham Road • Sutton Coldfield • B72 1QG  
 T: 0121 321 6090 • E: [suttoncoldfield@martinco.com](mailto:suttoncoldfield@martinco.com) <http://www.martinco.com>



**Accuracy:** References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, in or for part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

