



Brompton Road, Great Barr
Birmingham, B44 9PL

Offers Over £190,000

Great Barr

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Located close to the border of Great Barr, this much improved three bedroom end terraced enjoys a superb open plan family kitchen layout downstairs with the added benefit of a conservatory that offers a variety of uses.

Set behind a block paved driveway, this impressive home is accessed via a porch which leads to the entrance hall with stairs off and a door opens into the lovely open plan kitchen / living area which is ideal for modern family life. There is a range of fitted units with a built in oven and hob, integrated dishwasher and washing machine, ample space for furniture, understairs storage cupboard and a feature gas fired log burner. A window and door lead to the conservatory which offers a variety of uses and leads to the garden.

On the first floor there are three bedrooms which has been created by splitting the master bedroom into two single rooms, both with windows to the front. The main bedroom is now at the rear and will take a double bed and has a window to the rear. The bathroom has a quality feel with a white suite, shower over the bath, wall tiling and a window to the rear.

Outside there is a slabbed patio area perfect for garden furniture leading to the lawn with a central path to the block built shed and this double glazed and centrally heated home must be viewed.





Property Specification

**MUCH IMPROVED END TERRACED
SUPERB OPEN PLAN FAMILY KITCHEN
THREE BEDROOMS
CONSERVATORY**

Porch

**Open Plan Family Kitchen
5.81m (19'1") max x 4.92m (16'2") max**

**Conservatory
3.50m (11'6") x 2.66m (8'9")**

**Bedroom
3 2.64m (8'8") max x 2.04m (6'8") plus 1.06m (3'6")
x 1.06m (3'6")**

**Bedroom 2
3.01m (9'11") x 2.11m (6'11") plus 1.06m (3'6") x
1.06m (3'6")**

**Bedroom 1
3.00m (9'10") x 2.75m (9')**

**Bathroom
1.84m (6'1") x 1.63m (5'4") plus 1.06m (3'6") x
1.06m (3'6")**

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: 17th April 2023

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

Ground Floor




First Floor



Energy Efficiency Rating

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) 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, Scotland & Wales	EU Directive 2002/91/EC 	

Map Location

