



Bowman Road, Great Barr  
Birmingham, B42 2RN

**£250,000**



# Great Barr

£250,000



Bowman Road is a beautifully presented extended two-bedroom semi-detached home situated in this popular residential area just off Queslett Road in Great Barr close to all local amenities including schools and transport links.

The property is approached via a stone frontage (no drop curb) and steps leading down to the front door. Internally, the hallway has stairs off to the first-floor accommodation, meter cupboard and door off into the through lounge/dining room which leads though into extended sitting room with a glass roof and bi-folding doors accessing the garden. The lounge to the front of the property offers good proportions being light and airy with a good size window to the front, fireplace and surround. The kitchen has a range of modern wall and base cabinets with attractive worktops and an island offering further storage underneath, a one and a half bowl sink with side drainer, gas hob and oven and space for white goods and open views to the sitting room and garden.

On the first floor, there are two double bedrooms the principle being of very generous proportions storage, bedroom two is a reasonable size double with pleasant views towards the garden. The family shower room comprises of a lovely, tiled suite with a double shower, wash hand basin and low-level W.C.

Externally the rear garden has a patio area, good size lawn with a large 6ft deep pond and fencing to the perimeters, Garage to the rear with access from the right of way.







### ***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:

## ***Property Specification***

EXTENDED TWO BEDROOM  
SEMI DETACHED HOME  
WELL SITUATED PLOT  
TWO DOUBLE BEDROOMS  
LOCAL TO AMENITIES AND SCHOOLS

### **Hall**

**Lounge/Dining Room**  
21' 3" x 11' 4" (6.47m x 3.45m)

**Sitting Room**  
15' 0" x 21' 4" (4.57m x 6.50m)

**Kitchen**  
13' 5" x 17' 0" (4.09m x 5.18m)

### **W.C**

### **Landing**

**Bedroom 1**  
14' 6" x 9' 9" (4.42m x 2.97m)

**Bedroom 2**  
11' 2" x 11' 6" (3.40m x 3.50m)

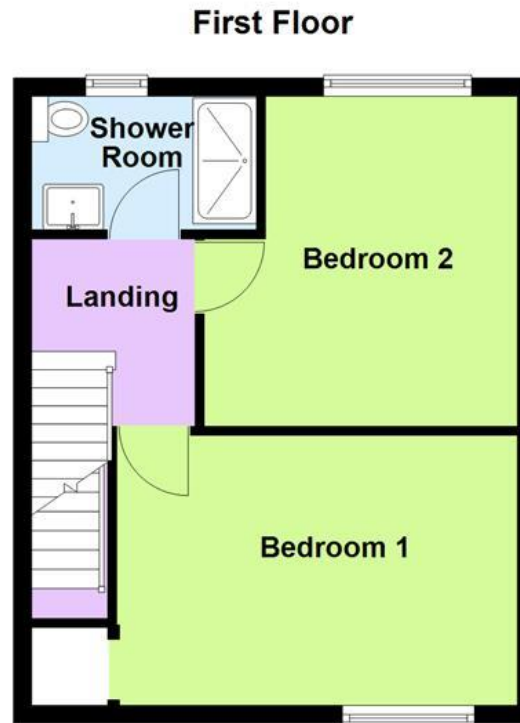
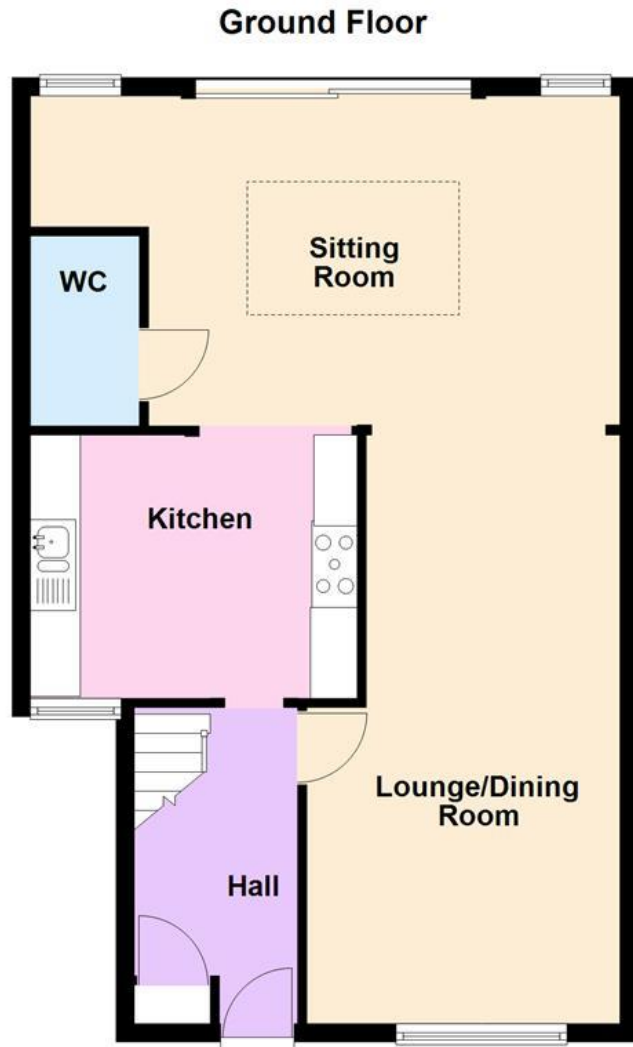
**Shower Room**  
5' 7" x 7' 9" (1.70m x 2.36m)

### ***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

