



Brompton Road, Great Barr
Birmingham, B44 9PJ

£220,000

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Are you searching for a two-bedroom first-time home or a downsize with a little something extra?

Look no further than this extended property, brought to market with no upward chain and offering the rare benefit of an integral side garage, presenting potential for conversion into a three-bedroom home (subject to the relevant planning consents).

Situated on Brompton Road, a highly popular residential location bordering Great Barr and Kingstanding, the property is ideally placed for local primary schools and a range of convenient amenities.

Property Highlights

Private block-paved driveway Secure porch entrance Spacious living room featuring a recess and attractive circular bay window Extended kitchen incorporating a downstairs W.C., with plentiful wall and base units providing excellent space for integrated appliances. The kitchen also benefits from a sink with side drainer, garden-facing window, and integral access into the garage

First Floor Two generously sized bedrooms to the front and rear The principal front bedroom benefits from excellent width and two built-in cupboards Family shower room, mainly tiled, comprising a square shower cubicle, W.C., and wash hand basin with storage

Outside The rear garden is of impressive length and well maintained, featuring a slatted patio area, pathway, neat lawn sections, mature shrubs and planted borders, plus a storage shed for added practicality.

Offered chain-free, this well-cared-for home would make an ideal first-time purchase, downsize, or investment, providing a solid base for buyers looking to personalise and adapt the property to suit their own needs and tastes.





Property Specification

EXTENDED TWO BEDROOM HOME
NO UPWARD CHAIN
SPACIOUS LOUNGE
EXTENDED KITCHEN
DOWNSTAIRS W.C

Porch

Entrance Hall

Lounge
16' 9" x 16' 1" (5.1m x 4.9m)

Extended Kitchen
7' 3" x 20' 0" (2.2m x 6.1m)

Downstairs W.C
5' 7" x 2' 7" (1.7m x 0.8m)

Bedroom One
10' 6" x 13' 9" (3.2m x 4.2m)

Bedroom Two
9' 10" x 9' 6" (3m x 2.9m)

Family Shower Room
5' 11" x 5' 11" (1.8m x 1.8m)

Integral Garage
16' 1" x 8' 6" (4.9m x 2.6m)

Viewer's Note:

Services connected: mains electricity, gas, water and drainage
Council tax band: A
Tenure: Freehold

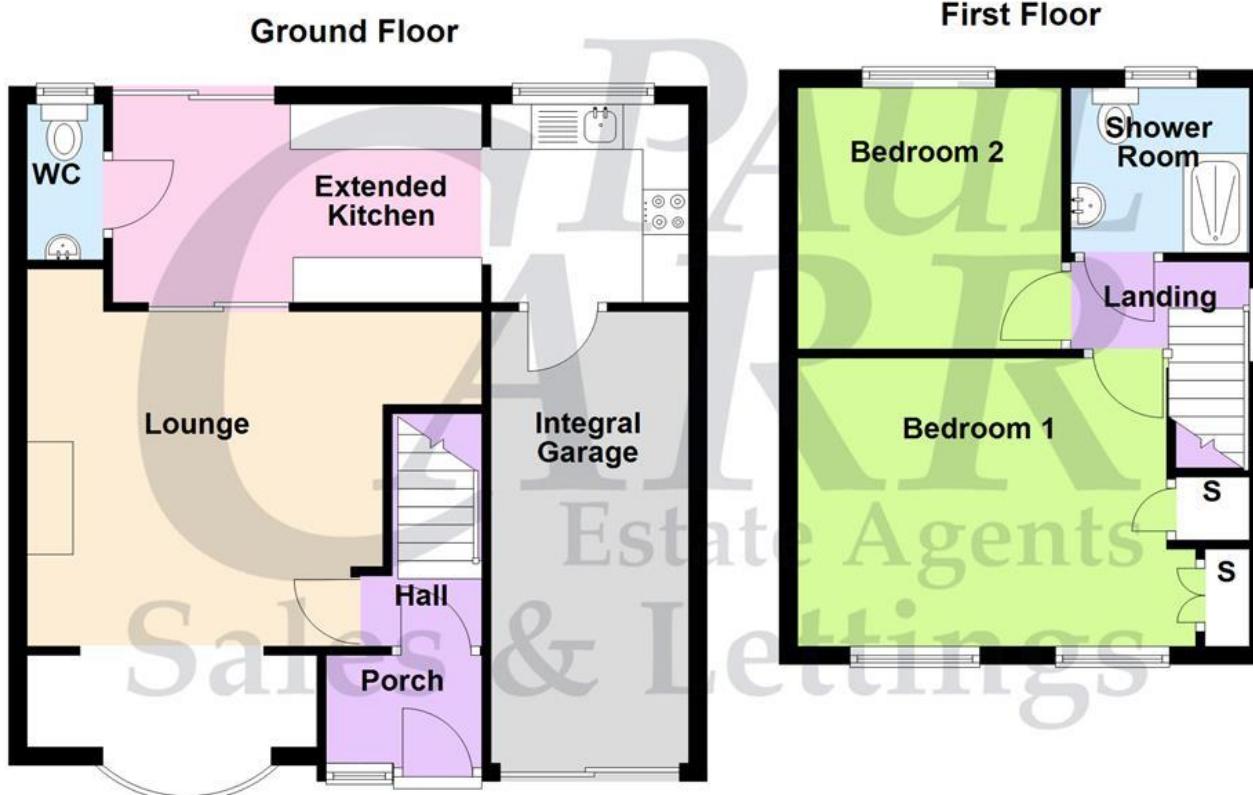
Agent's Note:

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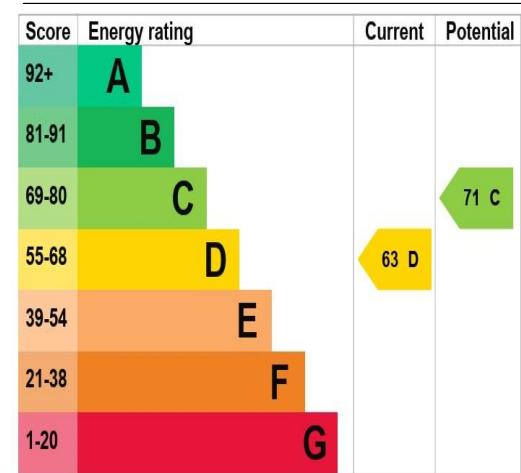
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Floor Plan

This floor plan is not drawn to scale and is for illustration purposes only



Energy Efficiency Rating



Map Location

