



Brompton Road, Great Barr
Birmingham, B44 9PJ

£220,000

Great Barr

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Are you searching for a two-bedroom first-time home or a downsizer 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 slabbed 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)

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:

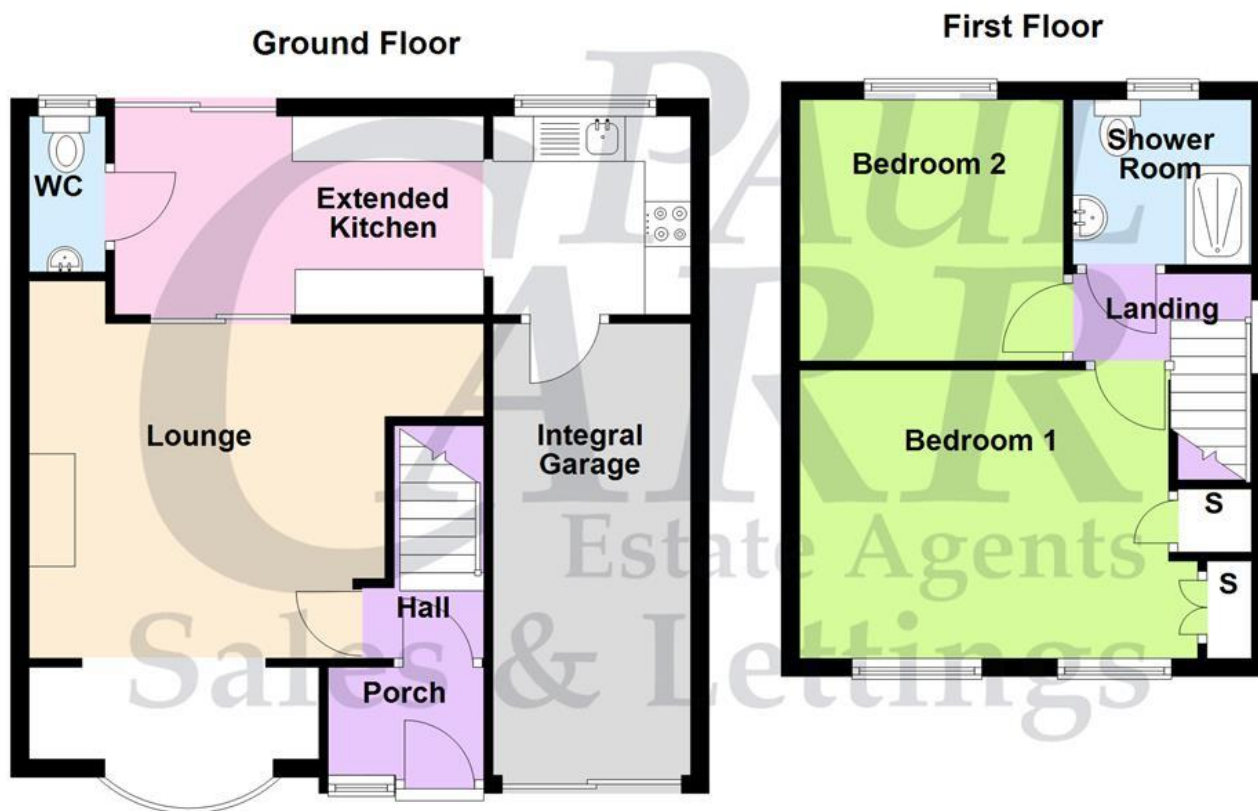
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Viewer's Note:

Services connected: mains electricity, gas, water and drainage
Council tax band: A
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		
69-80	C		71 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

Map Location

