



Bowman Road, Great Barr
Birmingham, B42 2RN

£225,000

Great Barr

£225,000



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 block paved frontage (no drop curb) with side lawn set behind fencing and leading to the front door.

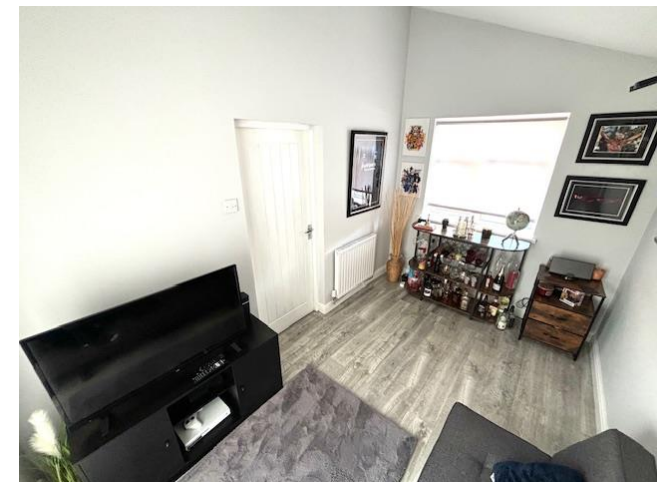
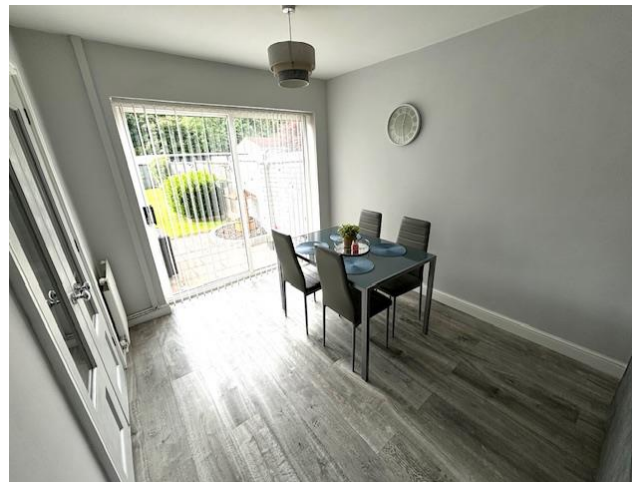
Internally, the hallway has stairs off to the first floor accommodation, meter cupboard and door off into the through lounge and dining room. This room offers good proportions being light and airy with a good size lounge with window to the fore, fireplace and surround, to the rear is space for dining table and chairs along with sliding patio door out towards the garden and double doors into the kitchen. The kitchen has a range of modern wall and base cabinets with attractive worktops and metro tile splashbacks, a one and a half bowl sink with side drainer, space for gas hob and oven and other integrated white goods, picture window to the garden and side door into the extension. The side extension offers excellent versatile and multi functional space currently set up as a hobby room / snug and could be used as a home office or guest bedroom to suit occupiers need.

On the first floor, there are two double bedrooms the principle being of very generous proportions with built-in wardrobe, bedroom two is a reasonable size double with pleasant views towards the garden.

The family bathroom comprises of a lovely tiled suite with a P-shaped bath and shower over with modern fixture, wash hand basin and low level W.C.

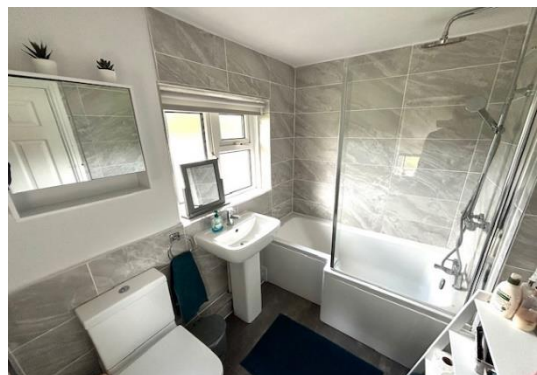
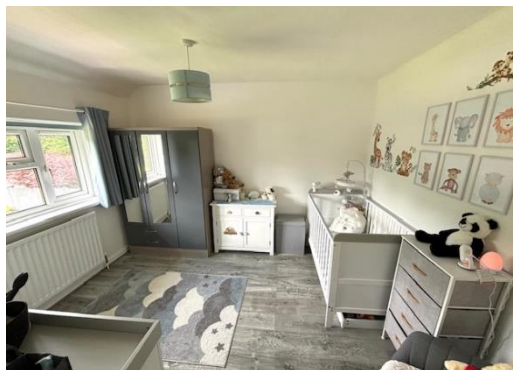
Externally the rear garden is a particular feature off the property with a patio area, great size lawn, fencing to the perimeters, rear access right off way and storage sheds.

Located next to quiet green space on the road this well situated plot will make an ideal purchase for first time buyers or investors.



Property Specification

EXTENDED TWO BEDROOM
SEMI DETACHED HOME
THROUGH LOUNGE & DINER
VERSATILE HOME OFFICE / HOBBY ROOM
SPACIOUS GARDEN



Hallway
11' 10" x 6' 3" (3.6m x 1.9m)

Through Lounge & Diner
23' 0" x 11' 6" (7m x 3.5m)

Kitchen
10' 2" x 8' 6" (3.1m x 2.6m)

Side Extension
12' 6" x 7' 10" (3.8m x 2.4m)

Landing
9' 2" x 6' 3" (2.8m x 1.9m)

Bathroom
7' 10" x 6' 3" (2.4m x 1.9m)

Bedroom One
10' 6" x 14' 9" (3.2m x 4.5m)

Bedroom Two
11' 10" x 11' 10" (3.6m x 3.6m)

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:

Viewer's Note:

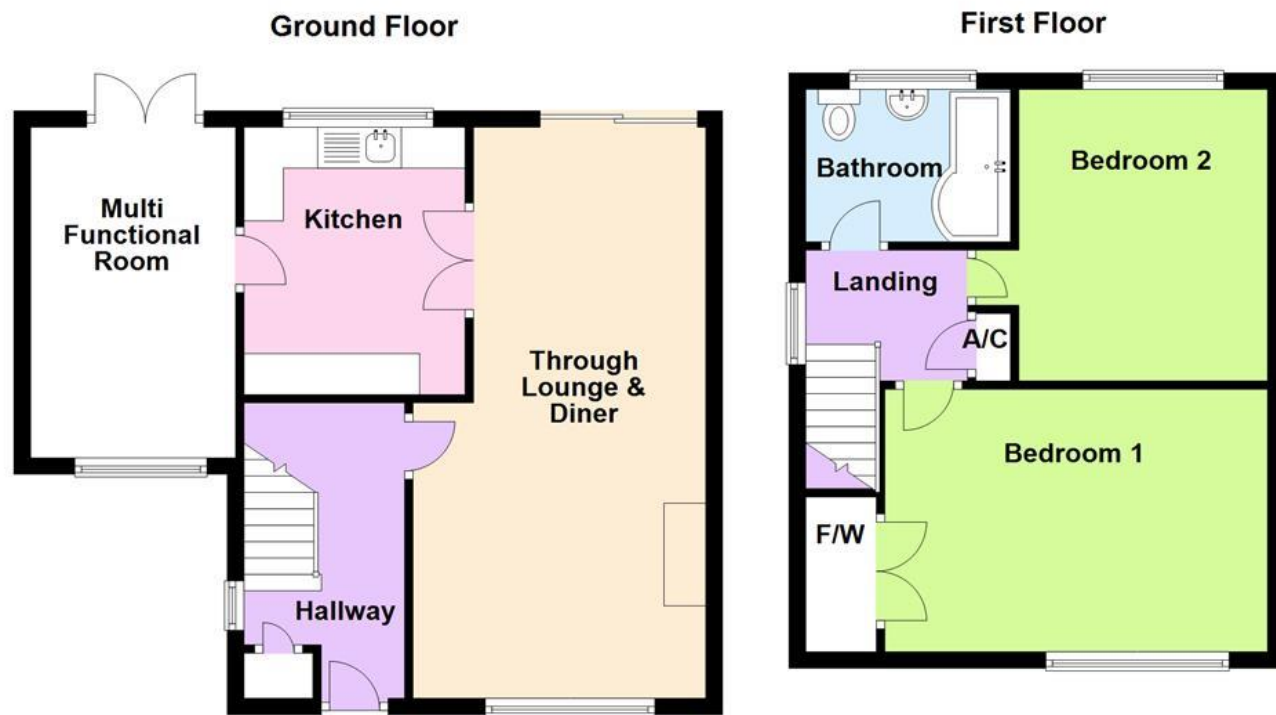
Services connected: mains electricity, gas, water and drainage

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

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		

Map Location

