



Dyas Road, Great Barr  
Birmingham, B44 8SY

Offers in the Region Of £185,000



# Great Barr

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A much improved two bedroom semi detached, perfect for First Time Buyers and located on this highly popular road with excellent schools and public transport services nearby.

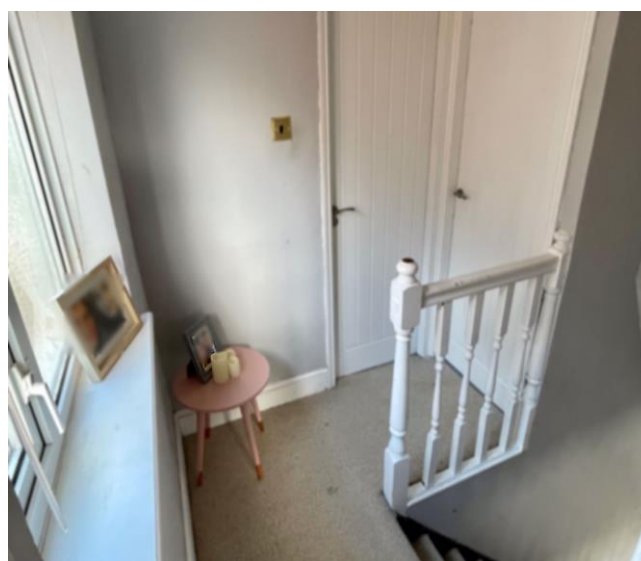
Set behind a front garden, the property is accessed via a porch which opens into an open plan lounge with a bay window to the front, feature fireplace and stairs off. An opening leads to the well fitted dining kitchen with a range of high quality units, built in oven, hob and extractor hood over, integrated dishwasher, space for a dryer, there is ample room for a table and chairs, a window and door lead out to the garden and there is a useful understairs utility cupboard housing the central heating boiler and plumbing for a washing machine. On the first floor there are two bedrooms, the master is a good size double with two windows to the front, the second bedroom is an excellent size with a window to the rear and a very useful bed base over the stair box which really maximises the space available. The well-appointed bathroom has a luxurious feel with a P shaped bath and shower over, wall tiling and a window to the rear.

Outside the rear garden has a patio area ideal for garden furniture, there is a gated side entrance, a rear right of way.

This double glazed and centrally heated home must be viewed to fully appreciate all this impressive home has to offer.







## Property Specification

IMPROVED SEMI DETACHED  
2 BEDROOMS  
PERFECT FOR FIRST TIME BUYERS  
POPULAR LOCATION  
EXCELLENT SCHOOLS

**Lounge**  
4.35m (14'3") x 3.85m (12'8")

**Dining Kitchen**  
4.32m (14'2") x 2.89m (9'6")

**Bedroom 1**  
4.37m (14'4") x 2.84m (9'4")

**Bedroom 2**  
3.82m (12'6") max x 2.55m (8'4")

**Bathroom**  
2.00m (6'7") x 1.63m (5'4")

### 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: 14 March 2023

### Viewer's Note:

Services connected: Gas Electric Water Drainage

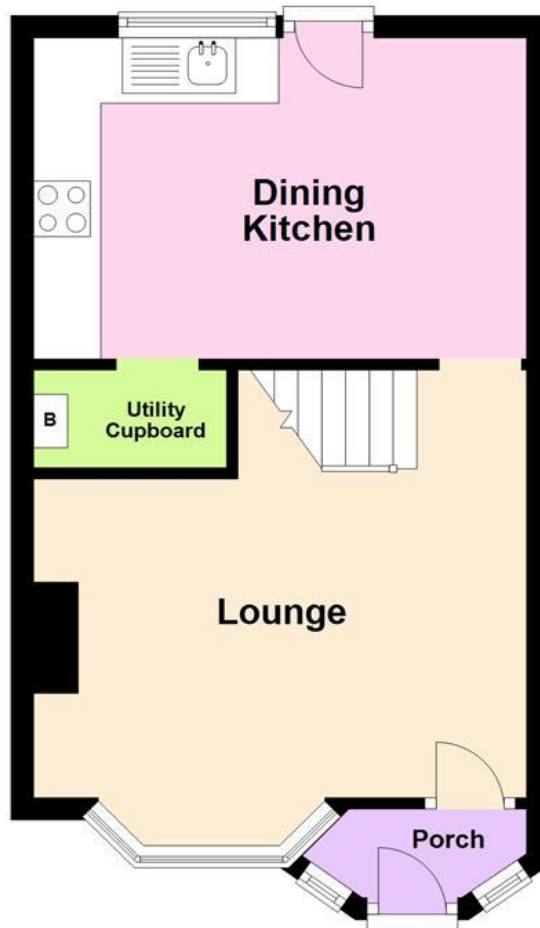
Council tax band: B

Tenure: Freehold

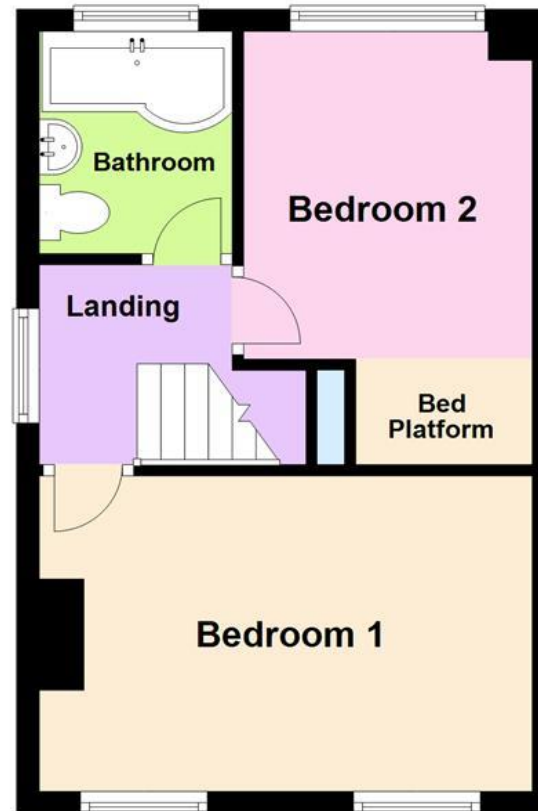
## Floor Plan

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

## Ground Floor



## First Floor



## Energy Efficiency Rating

**New  
Instruction  
Awaiting  
E.P.C.**

### Map Location

