



Dyas Road, Great Barr
Birmingham, B44 8SW

Offers Over £180,000

Great Barr

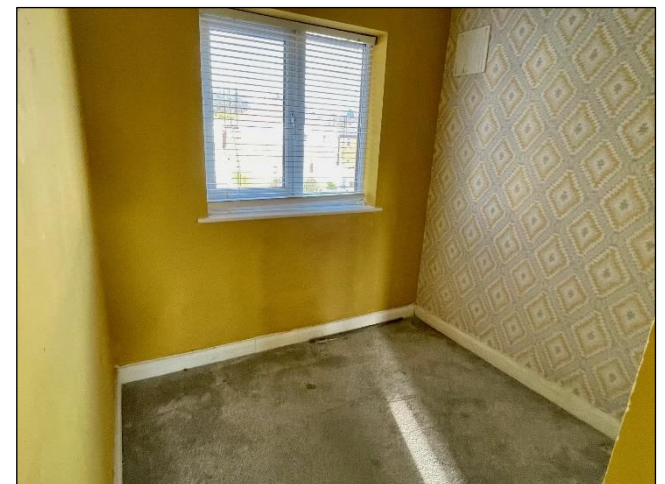
Offers Over £180,000

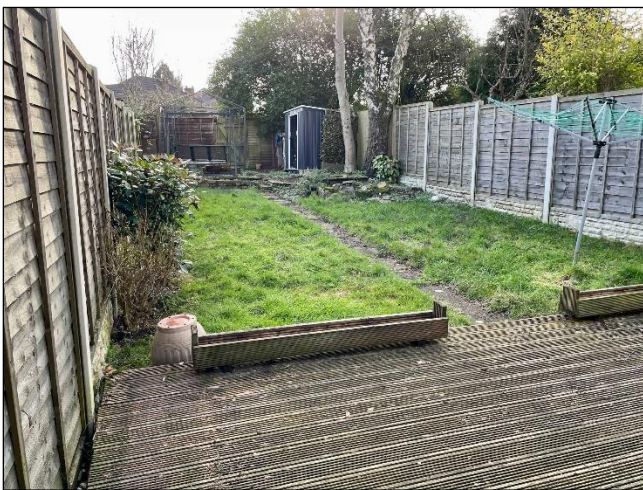


Offered with no upward chain, this much improved three bedroom end terraced, (formerly two bedrooms) has undergone a programme of modernisation and remodelling to create a versatile home, ideal for First Time Buyers.

Set behind a front garden, the property is accessed via a porch that opens into an entrance hall with stairs off. The enlarged lounge has a bay window to the front, feature fireplace and opens into the fitted breakfast kitchen with a range of units, built in oven, hob and extractor hood and double doors lead to the utility lean to which has spaces for a washing machine and tumble dryer as well as offering a variety of alternative uses. On the first floor there are three bedrooms, the master is a double with a window to the rear, the second bedroom is a double with a window to the front, whilst the third is a small single and has a window to the front. The well appointed bathroom has a white suite with a shower over the bath, wall tiling and a window to the rear.

Outside there is a decked area leading to the lawn with a central path, gated side entrance and a rear right of way and viewing is a must of this double glazed and centrally heated home.





Property Specification

NO UPWARD CHAIN
THREE BEDROOMS
END TERRACED
IDEAL FOR FIRST TIME BUYERS
MUCH IMPROVED

Lounge
4.84m (15'10") into bay x 3.67m (12') max

Breakfast Kitchen
4.67m (15'4") x 2.46m (8'1") max

Utility Lean To
4.25m (13'11") x 2.40m (7'10")

Bedroom 1
3.31m (10'10") x 2.80m (9'2")

Bedroom 2
3.34m (10'11") x 2.49m (8'2")

Bedroom 3
2.05m (6'9") x 1.73m (5'8")

Bathroom
1.71m (5'7") x 1.52m (5')

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: 3rd February 2025

Viewer's Note:

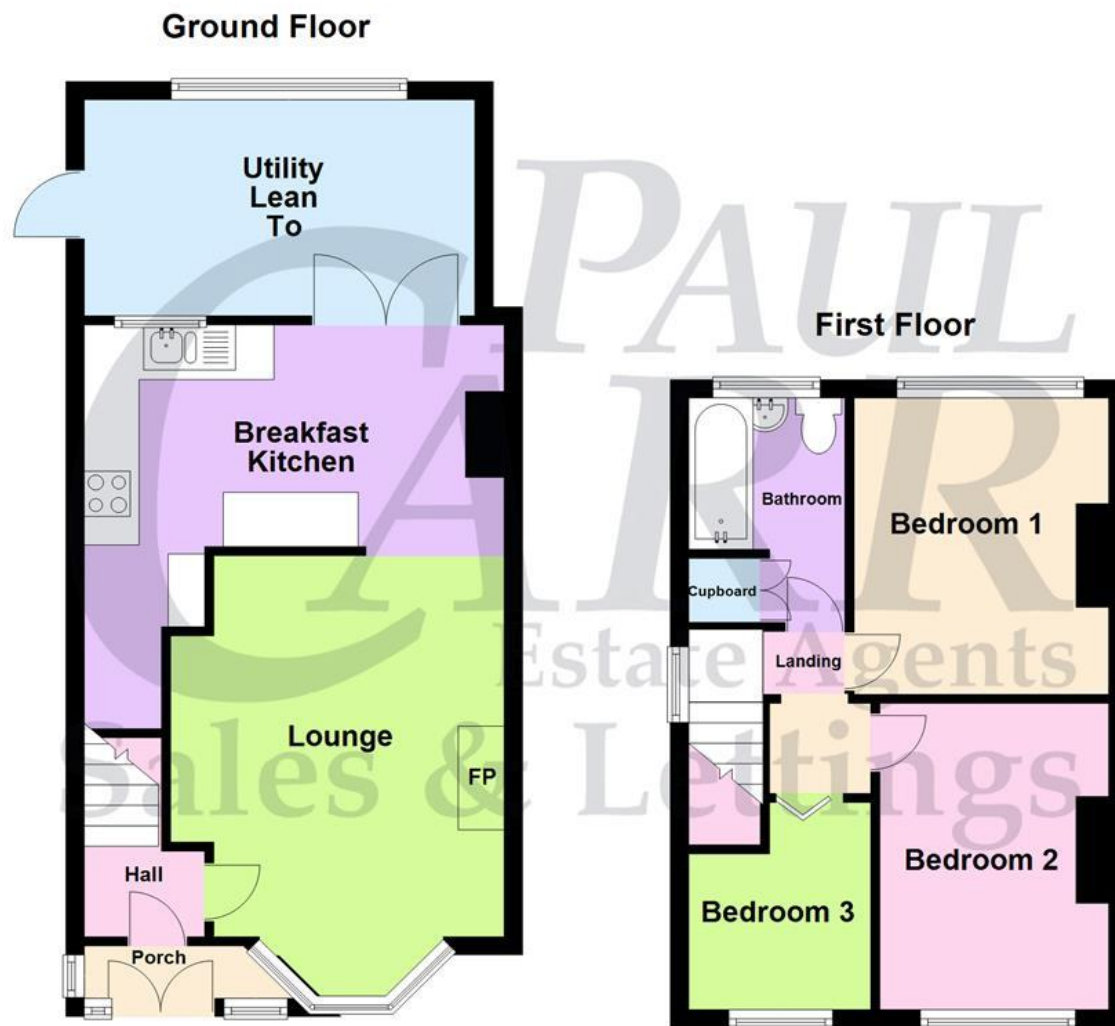
Services connected: Gas Electric Water Drainage

Council tax band: B

Tenure: Freehold

Floor Plan

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



Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

Map Location

