



Dyas Road, Great Barr
Birmingham, B44 8SY

£210,000

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An impressive, extended two bedroom semi detached, ideal for First Time Buyers as well as buy to let investors which benefits from a kitchen extension as well as a conservatory.

Set on the ever popular Dyas Road, the property is set behind a block paved driveway for two cars and is accessed via a porch which leads to the reception hall with stairs off and doors to the dining room as well as the lounge which has a bay window to the front and a feature fireplace. The dining room is a good size and has a window to the side, understairs storage cupboard with a downstairs WC and wall mounted central heating boiler whilst double doors open into the kitchen creating an ideal entertaining hub, perfect for modern life. The kitchen extension has a range of units, there is a built in oven and hob, space for a fridge, window to the rear and a window and door lead to the conservatory which offers a variety of uses and has access to the garden.

On the first floor there are two bedrooms, the master is a good size double with fitted wardrobes to one wall and a window to the front whilst the second bedroom is an excellent size with a window to the rear and an over stairs storage cupboard. The bathroom has a white suite with a shower over the bath, part wall tiling and a window to the rear.

Outside the attractive landscaped garden has a block paved patio area suitable for garden furniture and leads to the lawn with a raised fish pond and a path provides access to the rear breeze block shed with power and this double glazed and centrally heated home must be viewed.



Property Specification



TWO BEDROOM
SEMI DETACHED
KITCHEN EXTENSION
CONSERVATORY
IDEAL FOR FIRST TIME BUYERS

Lounge
3.29m (10'10") x 2.83m (9'3")

Dining Room
4.32m (14'2") x 2.85m (9'4")

Kitchen Extension
4.00m (13'1") x 2.85m (9'4")

Conservatory
2.72m (8'11") x 2.38m (7'10")

Bedroom 1
4.00m (13'2") x 2.84m (9'4")

Bedroom 2
3.75m (12'4") x 2.53m (8'4") max

Bathroom

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:

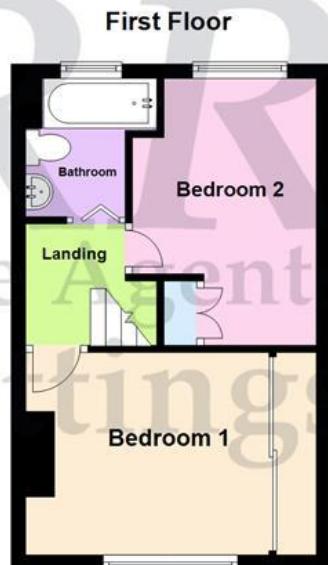
Services connected: Gas Electric Water Drainage

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

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

Map Location

