



Blenheim Way, Great Barr  
Birmingham, B44 8LF

Offers Over £165,000

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Offered with no upward chain, this three bedroom terraced offers excellent scope to improve and is located in this popular cul-de-sac with the added benefit of panoramic views to the rear.

Perfect for First Time Buyers, this good sized home is set behind a lawned frontage with steps down to the entrance hall which has stairs off and access to the large lounge with a window to the front. The dining kitchen is a good size and has some fitted units, built in hob (oven not working), space for a washing machine, under stairs storage cupboard, ample room for a table and chairs whilst two windows and a door lead out to the garden and allow in plenty of light.

On the first floor there are three bedrooms, the master is a double with a window to the front and fitted wardrobes, the second bedroom is also a double with a window to the rear whilst the third bedroom is an excellent single with a window to the front and an over stairs storage area. The bathroom has a white suite, window to the rear and offers scope to enlarge into the airing cupboard should you decide to fit central heating.

Outside there is a block paved patio area, with steps down to the tiered rear garden with pedestrian rear access and this double glazed home must be viewed to fully appreciate the amount of scope on offer.





### 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: 24th January 2022

### Property Specification

THREE BEDROOM TERRACED  
EXCELLENT SCOPE TO IMPROVE  
POPULAR CUL DE SAC  
DOUBLE GLAZING  
NO UPWARD CHAIN

#### Entrance Hall

Lounge 5.25m (17'3") max x 3.62m (11'11") max

Dining Kitchen 4.58m (15') x 3.16m (10'4")

Bedroom One 4.54m (14'11") x 2.73m (8'11")

Bedroom Two 3.94m (12'11") x 2.50m (8'2")

Bedroom Three 3.64m (11'11") max x 1.75m (5'9")

Bathroom 2.03m (6'8") x 1.98m (6'6")

#### Front & Rear Gardens

### Viewer's Note:

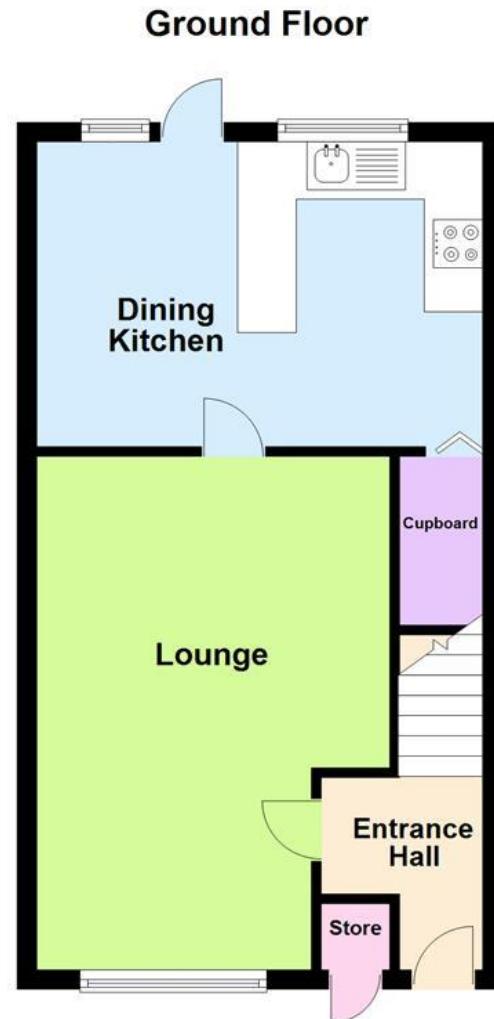
Services connected: Electric, Water, Drainage

Council tax band: B

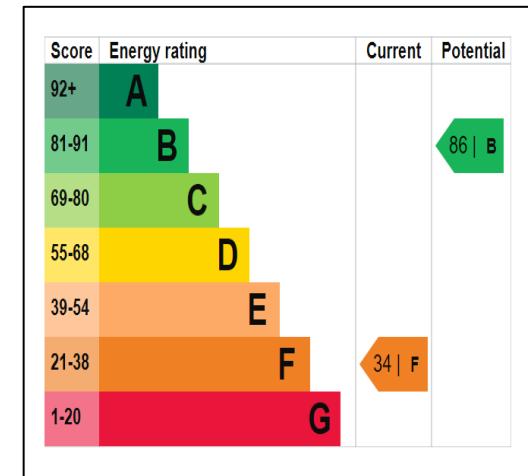
Tenure: Freehold

# Floor Plan

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



## Energy Efficiency Rating



## Map Location

