



Dunedin Road, Great Barr
Birmingham, B44 9DN

Offers Over £170,000

Great Barr

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Welcoming to the market with no onward chain. This two bedroom semidetached home is ideal for first time buyers or investors.

Located on the popular Dunedin Road which is situated close to good local schools, shops, and amenities. Approached via a pathway alongside a front garden and entered through the secure porch.

Upon entry you are welcomed by an entrance hall giving you access into the large dual aspect lounge/dining room. The kitchen offers an array of base units, plenty of countertop space, a fitted slim electric oven with hob (not fully functional), sink unit with a side drainer and space for suitable fitted appliances.

Heading upstairs you are presented with two double bedrooms. The family bathroom consists of a bathtub with shower over, hand wash unit and then a separate WC.

Externally, the home has a good sized private rear garden with a paved patio and fencing to the perimeter.

The property benefits from part electric storage heaters as gas is currently not connected. Viewing this home is highly recommended.





Property Specification

TWO BEDROOM SEMI DETACHED
PERFECT FIRST TIME OR INVESTMENT
NO ONWARD CHAIN
IDEAL LOCATION
LOW MAINTENANCE REAR GARDEN



Entrance Hall
3.18m (10'5") x 1.73m (5'8")

Kitchen
3.30m (10'10") x 1.73m (5'8") max

Lounge/Dining Room
7.04m (23'1") max x 3.23m (10'7") max

Bedroom 1
4.86m (15'11") max x 3.62m (11'11") max

Bedroom 2
3.96m (13') x 2.86m (9'5")

Bathroom
2.00m (6'7") x 2.00m (6'7")

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: 21st March 2025

Viewer's Note:

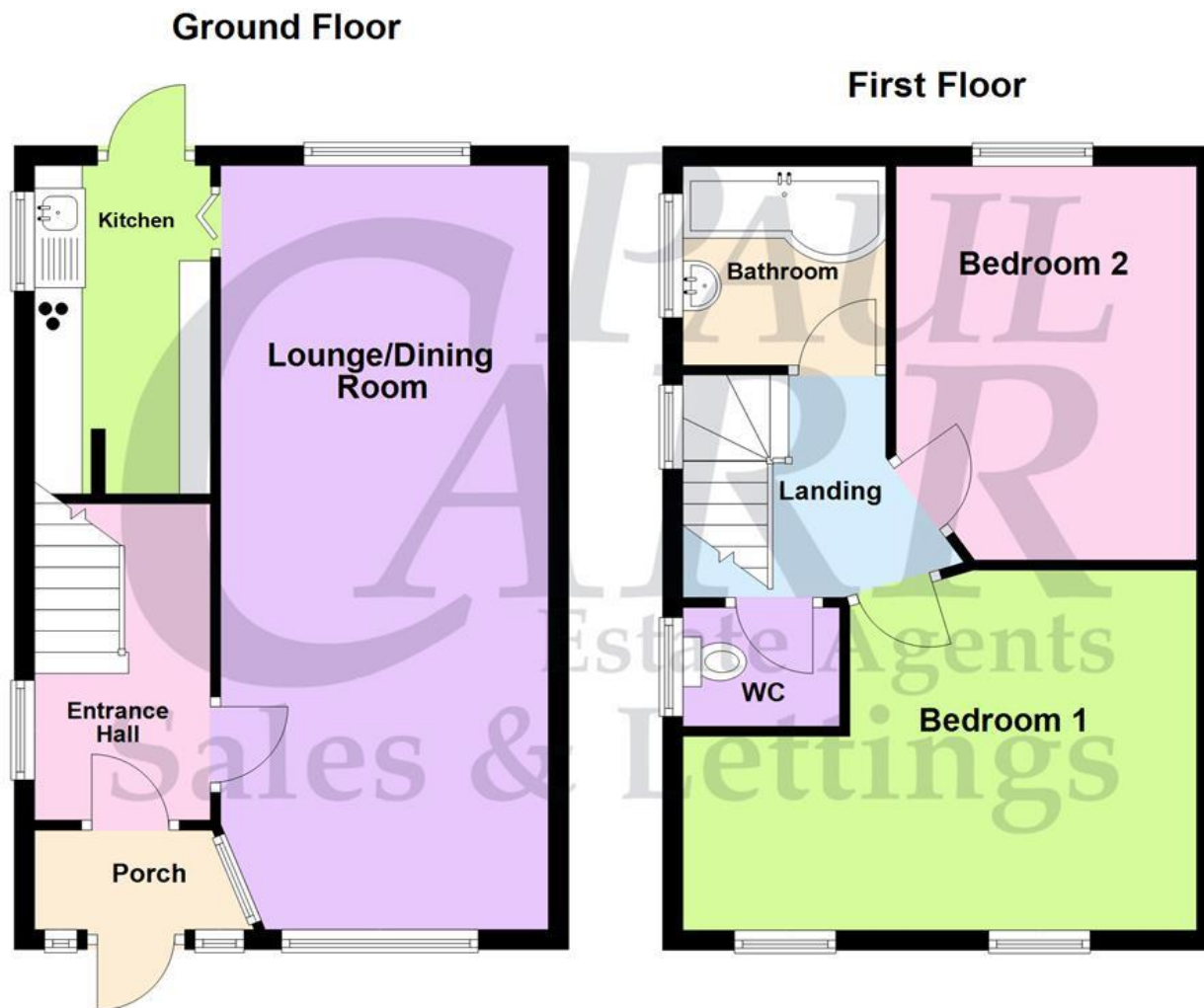
Services connected: water, electric and drainage

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

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 87 B |
| 69-80 | C | | |
| 55-68 | D | 56 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

Map Location

