



Goodway Road, Great Barr  
Birmingham, B44 8RH

**Offers Over £210,000**



# Great Barr

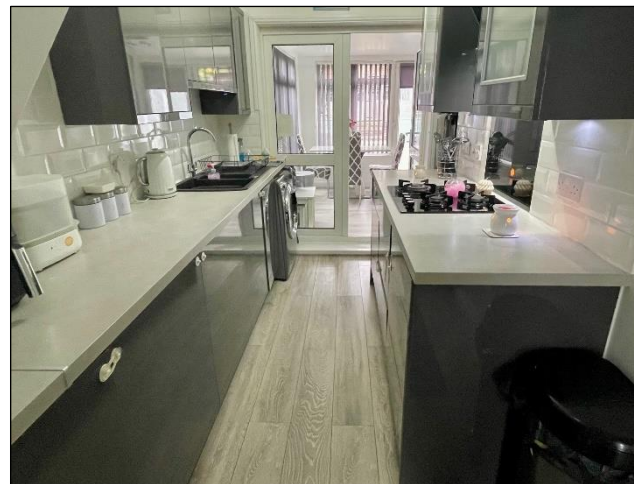
Offers Over £210,000



A stunning and immaculately presented two bedroom traditional semi detached, ideal for **First Time Buyers** and located on this highly popular road close to Goodway Nursery.

This impressive, extended family home is set behind a driveway and is accessed via a porch which leads to the lovely open plan reception hall / kitchen with stairs off having feature glass balustrade whilst the kitchen area has a range of stylish grey units with contrasting worktops, there is space for a washing machine and a built in oven and hob. Double doors open to the good size conservatory which has a solid internal roof and offers a variety of uses with ample space for a dining table and chairs, there are some additional kitchen units whilst double doors lead to the lounge and windows and double doors lead to the garden. The lounge is a good size and has a half bay window to the front and a chimney breast with wooden mantle. On the first floor there are two bedrooms, the master is a good size double with a window and a half bay window to the front and useful storage cupboard housing the central heating boiler whilst the second bedroom will take a double bed and has a window to the rear. The well appointed bathroom has a white suite with a P shaped bath and shower over, fitted furniture housing the wash basin and concealed cistern, wall tiling and a window to the rear.

Outside the rear garden is an entertaining delight with an extensive patio area perfect for garden furniture with a raised artificial grass area and a large timber shed and combined summerhouse, there is a rear right of way and viewing of this double glazed and centrally heated home is essential.







## Property Specification

FIRST TIME BUYERS ONLY  
IMMACULATLY PRESENTED TWO BEDROOMS  
TRADITIONAL SEMI DETACHED  
IDEAL FOR FIRST TIME BUYERS  
HIGHLY POPULAR LOCATION

### Kitchen

3.44m (11'3") x 1.93m (6'4")

### Lounge

6.40m (21') max x 2.85m (9'4") max

### Dining Area

4.46m (14'7") x 2.95m (9'8")

### Bathroom

1.98m (6'6") max x 1.86m (6'1")

### Bedroom 1

4.07m (13'4") x 3.66m (12') max

### Bedroom 2

3.03m (9'11") x 2.67m (8'9")

### Bathroom

1.98m (6'6") max x 1.86m (6'1")

### 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: 18<sup>TH</sup> November 2024

### 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

