



Birdbrook Road, Great Barr
Birmingham, B44 8RT

£210,000

Great Barr

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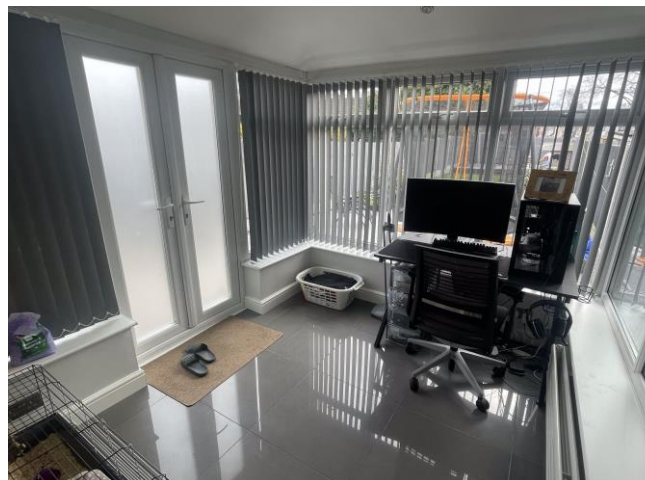


Wow. This stunningly presented two-bedroom semi detached is perfect for First Time Buyers and provides a fabulous home that you can move straight into.

Set behind a front driveway big enough for two cars, the property is entered via an entrance hall with stairs off and an opening into the extended lounge, with the added benefit of large front window, the room now offers a fantastic space to enjoy. The modern dining kitchen has a range of units, spaces for a washing machine, fridge freezer as well as a window to the rear, a useful under the stairs cupboard and double doors lead out into the spacious conservatory. Currently used as a gaming area, the space offers a wide range of uses, including a work from home office, playroom for young children or an additional seating area to enjoy the summer months. Upstairs the fantastic decoration continues, the main bedroom is a very good sized double with two windows to the front allowing for plenty of light, whilst the second room is another good size with a window to the rear. The luxurious bathroom has a bath with a shower over, attractive wall and floor tiling, wash basin, WC and a window to the rear.

Outside the landscaped garden has a patio area perfect for garden furniture, leading into the sections of artificial grass closed off by a patio area at the rear.

This delightful, double glazed and centrally heated home must be viewed, but don't hang around it won't be around for long.





Property Specification

2 BEDROOMS
SEMI DETACHED PROPERTY
PERFECT FOR FIRST TIME BUYERS
EXTENDED LOUNGE
MODERN DINING KITCHEN

Lounge
4.27m (14') max x 3.37m (11'1") max

Dining Kitchen
4.39m (14'5") x 3.21m (10'6")

Conservatory
2.76m (9'1") x 2.10m (6'11")

Bedroom 1
4.39m (14'5") max x 3.19m (10'6")

Bedroom 2
3.18m (10'5") x 2.65m (8'8")

Bathroom
2.26m (7'5") 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: 13th February 2023

Viewer's Note:

Services connected: Gas Electric water Drainage

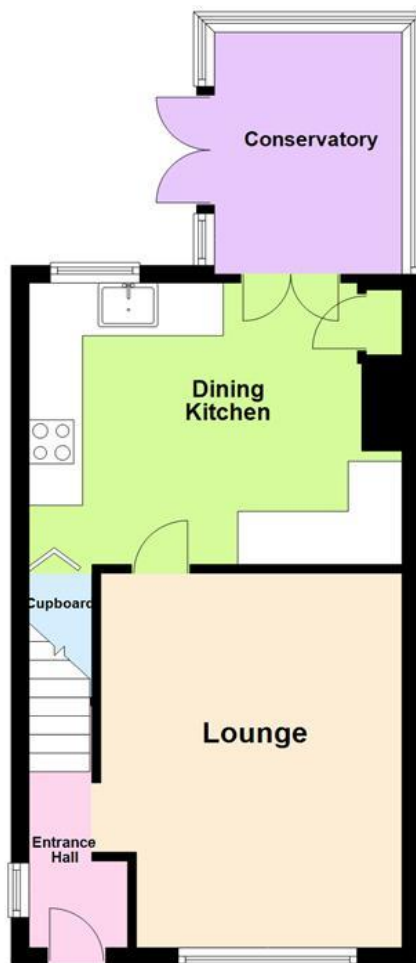
Council tax band: B

Tenure: Freehold

Floor Plan

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


Ground Floor



First Floor



Energy Efficiency Rating

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			89
(81-91) B			
(69-80) C			
(55-68) D		58	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Map Location

