



Delhurst Road, Great Barr
Birmingham, B44 9UU

Offers Over £185,000

Great Barr

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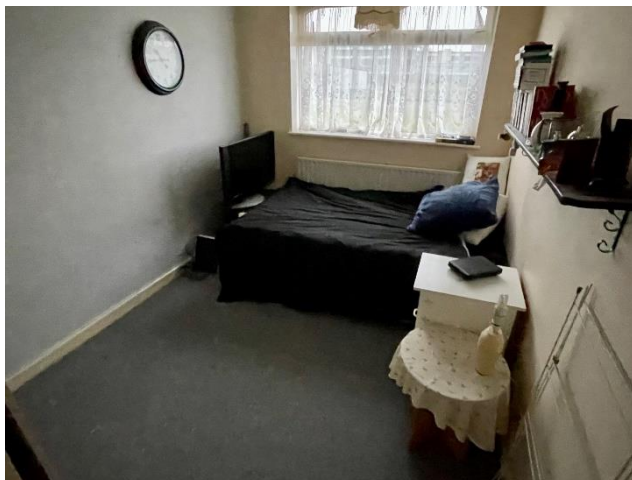
A three bedroom semi detached family home, which benefits from a small extension which houses the kitchen and offering excellent scope to improve throughout.

Located on this popular road with Great Barr School opposite, the property is set behind a front garden with a shared side path and a porch opens into the entrance hall with stairs off. The lounge has a bay window to the front and a door leads to the dining room which has a window to the rear, cupboard housing the central heating boiler and a door provides access to the kitchen extension which could be knocked through to make a lovely open plan room, perfect for modern family life. The kitchen does offer scope and has some fitted units with a window and door to the garden.

On the first floor there are three bedrooms, the master is a double with a window to the rear and a fitted cupboard, the second bedroom is also a double with a window to the front whilst the third bedroom is a single with a window to the front. The bathroom offers great potential and has a shower over the bath, wall tiling, cupboard housing the water tanks and a window to the rear.

Outside there is a patio area leading to the lawn with a large rear garage.

This double glazed and centrally heated home is realistically priced and viewing is recommended.





Property Specification

THREE BEDROOM
SEMI DETACHED
KITCHEN EXTENSION
POPULAR ROAD
LOCAL SCHOOLS

Lounge

3.79m (12'5") x 3.53m (11'7") max

Dining Room

4.47m (14'8") max x 4.21m (13'10")

Kitchen Extension

2.62m (8'7") x 2.15m (7'1")

Bedroom 1

4.22m (13'10") x 2.71m (8'11")

Bedroom 2

3.76m (12'4") x 2.52m (8'3")

Bedroom 3

2.77m (9'1") x 1.88m (6'2")

Bathroom

2.56m (8'5") x 1.69m (5'7")

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: 4th January 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



Energy Efficiency Rating

Energy Efficiency Rating		Current	Potential	
Very energy efficient - lower running costs				
(92-100)	A		83	
(81-91)	B			
(69-80)	C			
(55-68)	D		40	
(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

