



Delhurst Road, Great Barr
Birmingham, B44 9UU

Offers Over £215,000

Great Barr

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Offering excellent value for money, this three bedroom semi detached family home is located in this popular road in Great Barr with an open aspect to the front and ideal for First Time Buyers.

Set behind a tarmac driveway, the property is accessed via a porch which opens into the entrance hall with stairs off and a door leads to the lounge which has a bay window to the front and a useful storage cupboard off. The kitchen has a range of units with spaces for a cooker and washing machine whilst two windows and a door lead to the garden. On the first floor there are three bedrooms, the master is a good size double with fitted wardrobes and cupboards to one wall and a window to the rear, the second bedroom is also a double with a window to the front whilst the third bedroom is an excellent single with a window to the front. The bathroom has a white suite with a shower over the bath, wall tiling and a window to the rear.

Outside the rear garden has a patio area suitable for garden furniture and leads to the lawn, there is a rear right of way and this double glazed and centrally heated home must be viewed.



Property Specification

THREE BEDROOMS
SEMI DETACHED
IDEAL FOR FIRST TIME BUYERS
OFFERING EXCELLENT VALUE FOR MONEY
DOUBLE GLAZED & CENTRALLY HEATED



Lounge
6.59m (21'7") into bay x 3.52m (11'6") max

Kitchen
4.49m (14'9") x 1.96m (6'5")

Bedroom 2
3.79m (12'5") x 2.53m (8'4")

Bedroom 1
4.21m (13'10") x 2.75m (9')

Bedroom 3
2.81m (9'3") x 1.89m (6'2")

Bathroom
2.51m (8' 3'') x 1.65m (5' 5'')

Viewer's Note:

Services connected: Gas Electric Water Drainage

Council tax band: B

Tenure: Freehold

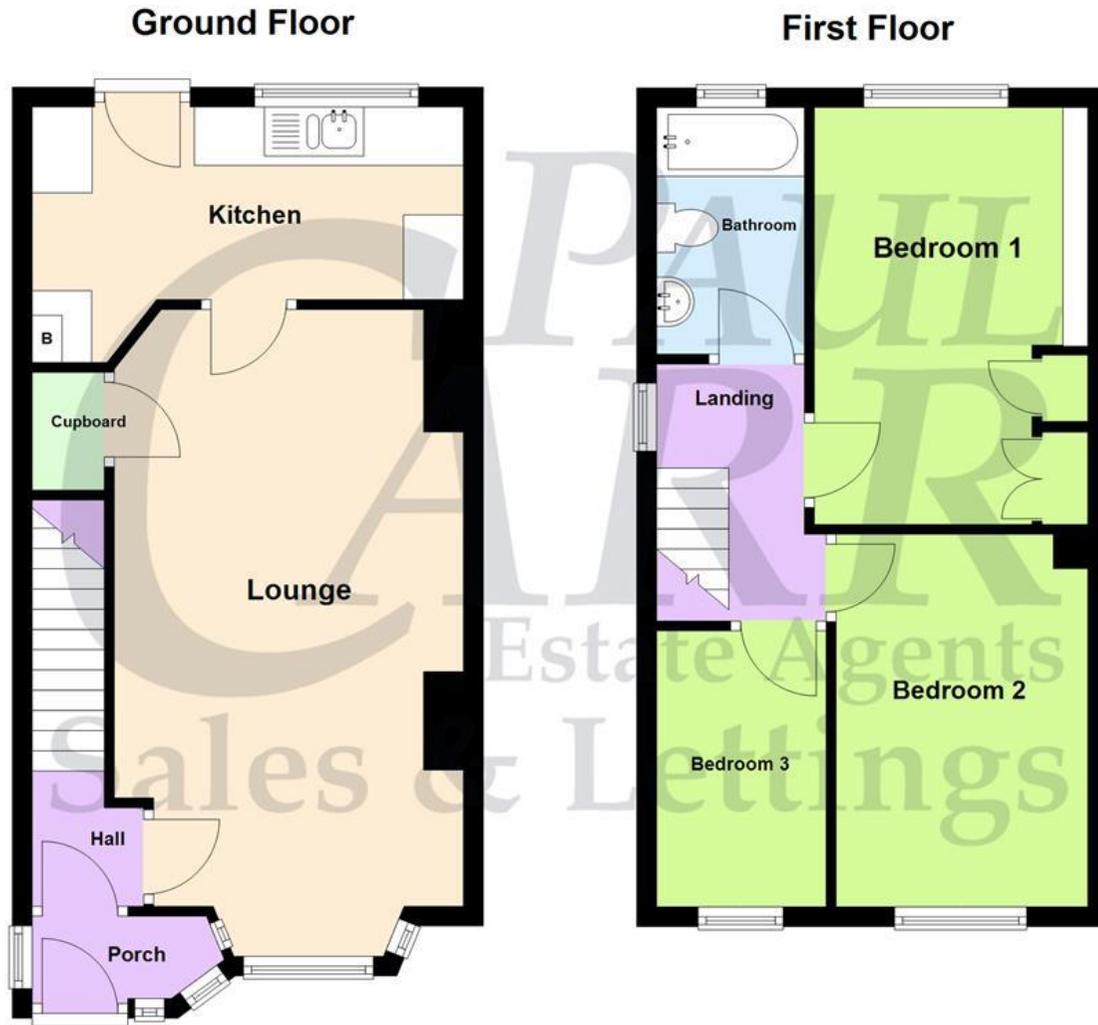
Agent's Note:

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:

Identity Verification Fee - We are required by law to conduct anti-money laundering checks on all those buying a property as part of our due diligence. As agents acting on behalf of the seller, we are required to verify the identity of all purchasers once an offer has been accepted, subject to contract. The initial checks are carried out on our behalf by Lifetime Legal. A non-refundable administration fee of £40 + VAT (£48 including VAT) applies which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us issuing a memorandum of sale, directly to Lifetime Legal, and is non-refundable.

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		85 B
69-80	C		
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

Map Location

