



Delhurst Road, Great Barr  
Birmingham, B44 9UU

£250,000



# Great Barr

£250,000



Offered with no upward chain, this exceptionally well presented and recently refurbished three bedroom semi detached is situated in this highly popular road and benefits from a stunning kitchen / family room.

The property has an open aspect to the front over the school playing fields and is accessed via a porch leading to the entrance hall with stairs off and a door open into the lounge which has a bay window to the front. The family kitchen forms the heart of this most impressive home and is fitted to a high standard with a full range of units, integrated appliances including a washer dryer, dishwasher, fridge, freezer, microwave and double oven, whilst a central island unit / breakfast bar has a hob and feature chimney hood over whilst lovely bifold doors open out to the garden and really bring the outdoors in.

On the first floor there are three bedrooms, the master is a good size double with a window to the rear, the second bedroom is also a double with a window to the front whilst the third is single in size and has a window to the front. The luxuriously appointed bathroom has a high quality feel with a bath, separate shower cubicle, wall and floor tiling and a window to the rear.

Outside the rear garden does offer the potential to landscape to your own design and has the added benefit of a rear right of way and this double glazed and centrally heated home must be viewed to appreciate the high specification on offer.





## Property Specification

**EXCEPTIONAL & RECENTLY REFURBISHED  
THREE BEDROOM SEMI DETACHED  
DOUBLE GLAZING & GAS CENTRAL HEATING  
NO UPWARD CHAIN**

**Porch**

**Entrance Hall**

**Lounge 4.27m (14') into bay x 3.50m (11'6") max**

**Stunning Family Kitchen 4.49m (14'9") max x 4.21m (13'10")**

**Bedroom One 4.22m (13'10") x 2.69m (8'10")**

**Bedroom Two 3.78m (12'5") x 2.52m (8'3")**

**Bedroom Three 2.81m (9'3") x 1.93m (6'4")**

**Bathroom 2.53m (8'4") x 1.69m (5'6")**

**Front & Rear Gardens**

**Rear Right Of Way**

### 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 April 2022

### Viewer's Note:

Services connected: Gas, Electric, Water, Drainage

Council tax band: B

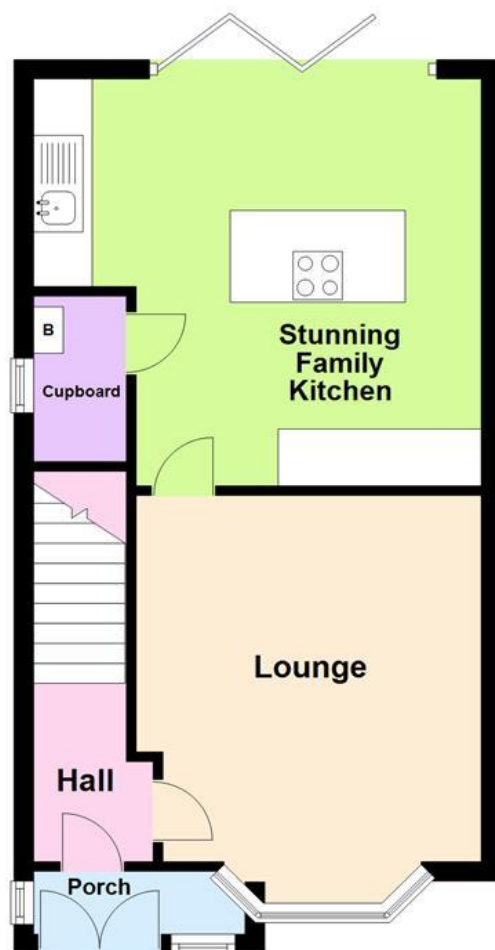
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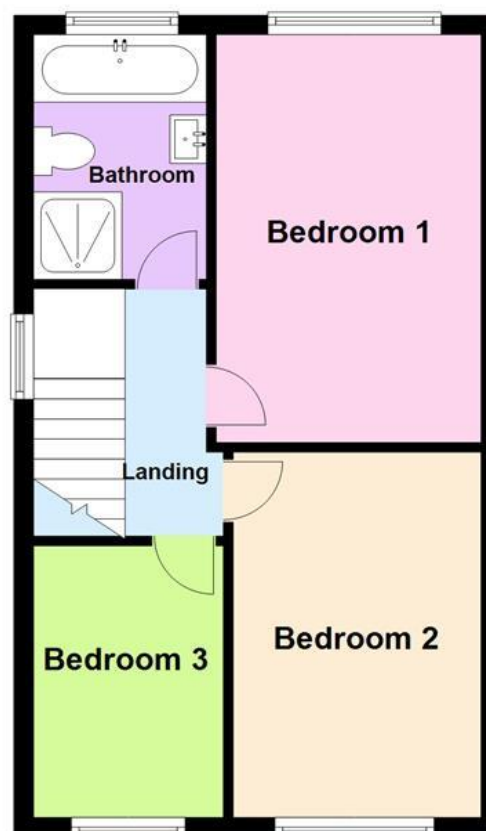
## Floor Plan

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

## Ground Floor



## First Floor



## Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86   B
69-80	C		
55-68	D	60   D	
39-54	E		
21-38	F		
1-20	G		

### Map Location

