



Birdbrook Road, Great Barr
Birmingham, B44 8RT

Offers Over £185,000

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Offered with no upward chain, this three-bedroom terraced family home is ideal for First Time Buyers and is immaculately presented throughout.

Set behind a patterned imprinted driveway with a shared side passage, the property is accessed via an entrance hall with stairs off and a door leads to the enlarged lounge which is a good size and has a bay window to the front. The dining kitchen has a range of units with high quality worktops and comes with a built-in double oven, hob and extractor, there is an integrated fridge and freezer as well as a washing machine, useful downstairs storage, space for a table and chairs and a window and door lead out to the garden.

On the first floor there are three bedrooms, the master is a double with 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 size, has two windows to the rear and a large storage area off. The well-appointed shower room has a good size shower cubicle, wall to ceiling tiling and a window to the front.

Outside the rear garden has a large patio area suitable for garden furniture leading to the lawn with a side path to a very useful brick built rear garage with a side door is also accessed via a rear right of way.

Viewing of this double glazed and centrally heated home is a must.





Property Specification

NO UPWARD CHAIN
3 BEDROOMS
MID TERRACED
IDEAL FOR FIRST TIME BUYERS
IMMACULATLEY PRESENTED

Lounge
4.86m (15'11") into bay x 3.69m (12'1")

Dining Kitchen
4.62m (15'2") x 2.38m (7'10")

Bedroom 1
3.36m (11') x 2.80m (9'2")

Bedroom 2
3.32m (10'11") x 2.80m (9'2")

Bedroom 3
2.90m (9'6") x 2.42m (7'11")

Shower Room
2.18m (7'2") x 1.72m (5'8")

Garage
5.50m (18'0") x 2.82m (9'2")

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 April 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

**New
Instruction
Awaiting
E.P.C.**

Map Location

