



Birkenshaw Road, Great Barr  
Birmingham, B44 8UL

**Offers Over £185,000**



# Great Barr

Offers Over £185,000



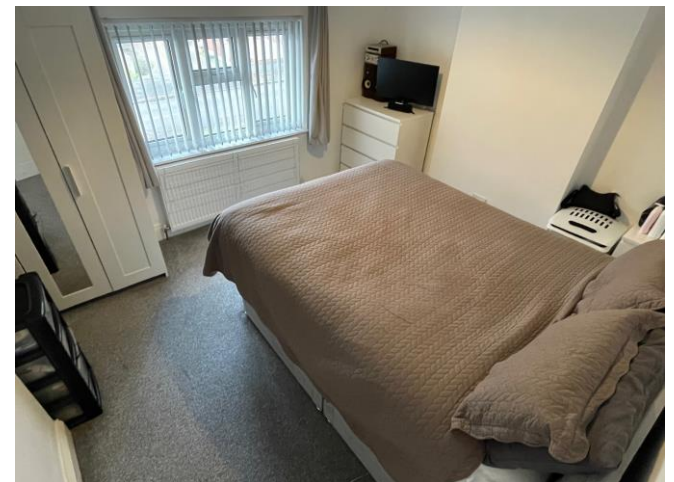
This lovely two bedroom end terraced has an impressive open plan lounge / dining kitchen making this ideal for First Time Buyers and perfect for modern family life.

Located on this highly popular road, the accommodation is accessed via an entrance hall with stairs off and a door opens into the superb open plan ground floor accommodation.

The lounge has a bay window to the front, ample space for a settee and is open plan into the dining kitchen with room for a table and chairs whilst the kitchen has a range of units, built in oven and hob, space for a washing machine and a window and double doors lead out to the garden.

On the first floor there are two bedrooms, the master is a spacious double with a window to the front and the second bedroom is also a double with a window to the rear. The modern bathroom is well appointed and has a white suite with a shower over the bath, wall tiling and a window to the rear.

Outside the patio provides ample space for garden furniture and leads to the lawn with a rear right of way and viewing is essential of this double glazed and centrally heated home.







## Property Specification

TWO BEDROOMS  
END TERRACED  
OPEN PLAN  
IDEAL FOR FIRST TIME BUYERS  
PERFECT FOR MODERN FAMILY LIFE

Open Plan Lounge / Kitchen  
7.36m (24'2") max into bay x 4.61m (15'1") max

Bedroom 1  
4.60m (15'1") max x 3.33m (10'11")

Bedroom 2  
3.33m (10'11") x 2.74m (9')

Bathroom  
2.32m (7'7") 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: 19<sup>th</sup> July 2023

### Viewer's Note:

Services connected: Gas Electric Water Drainage

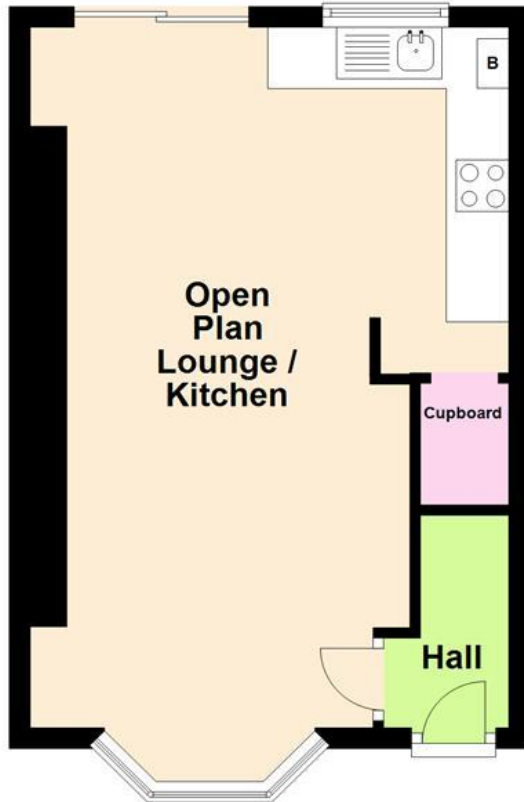
Council tax band: B

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)	<b>A</b>		
(81-91)	<b>B</b>		87
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	63	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

## Map Location

