



Corbridge Avenue, Great Barr
Birmingham, B44 9UG

Offers in the Region Of £190,000

Great Barr

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An immaculate and well presented two bedroom semi detached, ideal for First Time Buyers and located on this popular road in Great Barr.

Set behind a block paved frontage (kerb not dropped) the property is accessed via a porch which leads to the reception hall with stairs off and doors lead to the lounge as well as the kitchen which has a range of fitted units, attractive Belfast sink, built in oven and hob, space for a washing machine, understairs storage cupboard and a door to the side. The lounge has space for settees with a door and windows either side leading out to the garden.

On the first floor there are two good size bedrooms, the master is a double with a window to the rear whilst the second bedroom will take a double bed and has an over stairs storage platform and a window to the front. The well appointed bathroom has a white suite with a shower screen, attractive wall tiling and two windows to the front.

Outside the rear garden has a paved patio area leading to the lawn, there is a gated side entrance, a rear right of way and this double glazed and centrally heated home must be viewed.



Property Specification

SEMI DETACHED HOME
TWO BEDROOMS
WELL FITTED KITCHEN
MODERN BATHROOM
BLOCK PAVED FRONTAGE
(KERB NOT DROPPED)



Kitchen
3.29m (10'10") x 2.71m (8'11")

Lounge
4.36m (14'4") x 3.05m (10')

Bedroom 1
4.36m (14'4") x 3.05m (10')

Bedroom 2
3.71m (12'2") max x 2.43m (8') max

Bathroom
1.82m (6') x 1.76m (5'9") max

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: 11th August 2025

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.

Viewer's Note:

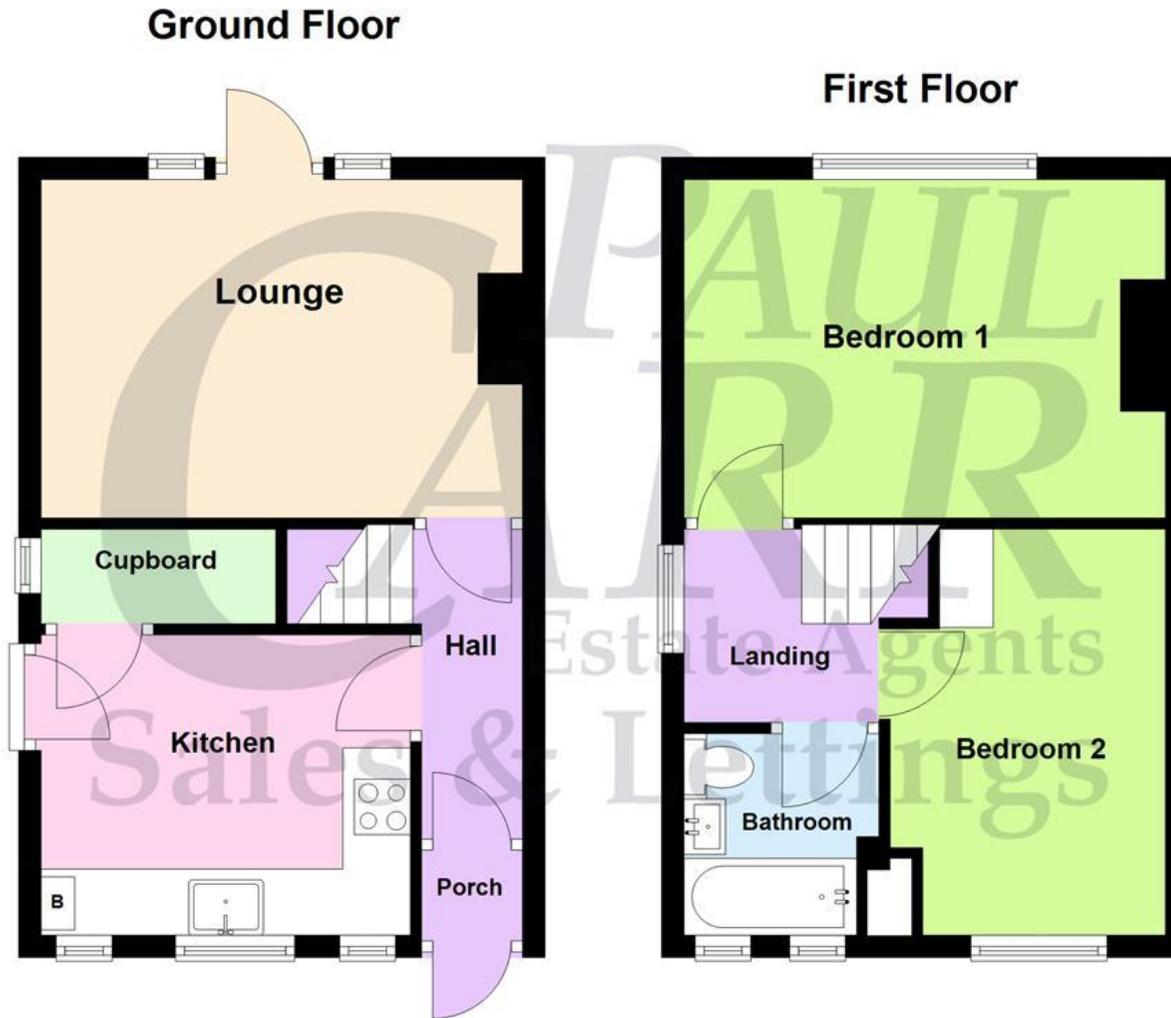
Services connected: Gas Electric Water Drainage

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

Map Location

