



Atlantic Road, Great Barr
Birmingham, B44 8LG

£195,000

Great Barr

£195,000

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This exceptional three bedroom traditional semi detached has been substantially improved and now benefits from a superb open plan kitchen / conservatory, ideal for modern family life.

Set behind a block paved driveway, the property is accessed via a porch which leads to the open plan lounge with a half bay window to the front and stairs off to the first floor. The well fitted kitchen has a range of high quality units with spaces for a range cooker, washing machine and fridge/freezer, window to the rear and is open plan into the lovely conservatory which creates a versatile space, perfect for modern living with views over and double doors to the garden.

On the first floor there are three bedrooms, the master is a double with a half bay window to the front, the second bedroom will take a double bed and has a half bay window to the rear whilst the third bedroom is a small single with a window to the front. The luxuriously appointed shower room has a large walk in shower enclosure with attractive contrasting wall tiling and a window to the rear.

Outside the rear garden has a patio area with an additional decked patio, ideal for garden furniture, lawned area with a path to the large rear garage accessed via the rear right of way, whilst the covered side passage also provides additional storage.

Viewing is a must of this centrally heated and majority double glazed home to fully apprise the standard of accommodation on offer.





Property Specification

TRADITIONAL SEMI DETACHED
THREE BEDROOMS
GAS CENTRAL HEATING & MAJORITY DOUBLE GLAZING

Entrance Porch

Lounge 4.82m (15'10") max x 3.68m (12'1") max

Kitchen 4.76m (15'8") max x 3.02m (9'11") max

Conservatory

Covered Side Passage

Bedroom One 4.09m (13'5") max x 2.76m (9'1")

Bedroom Two 3.45m (11'4") max x 2.54m (8'4") max

Bedroom Three 1.93m (6'4") x 1.73m (5'8")

Shower Room 2.11m (6'11") x 1.62m (5'4")

Block Paved Drive

Rear Garden With Patio Area

Large Rear Garage

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: 24th February 2021

Viewer's Note:

Services connected: Gas, Electricity, 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		86 B
69-80	C		
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

Map Location

