



Delhurst Road, Great Barr
Birmingham, B44 9UU

Offers in the Region Of £220,000

Great Barr

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Set in a popular location in Great Barr, this pleasantly presented three bedroom semi detached home is perfect for families and First Time Buyers.

Set behind a front driveway, the property is accessed via a porch leading into the entrance hall with stairs off and an opening into the spacious lounge / dining room creating a great room for modern family life with space for both dining table and chairs as well as two sofas, whilst also having a bay window to the front and a very useful under the stairs cupboard currently housing the gas central heating boiler. The kitchen extension is well presented and has a range of units including spaces for a washing machine and a dishwasher whilst also having space for a range cooker and has a window the rear and patio doors leads out to the conservatory. This is a useful space to either enjoy those summer months or an additional seating area which could be used as a work from home office space.

Upstairs, the main bedroom is a good-sized double with a window to the rear with the second being another good size with a window to the front. The third room is a good size with a window to the front and is currently used as an office space. The spacious bathroom has a bath with shower over, WC, wash basin and a window to the rear.

Outside the rear garden is a well presented and has small, concreted area with steps leading to the rest of the garden space which includes a small artificial lawn providing access to the rear double garage being a fantastic space for additional parking or a workshop area being accessed via the rear right of way.

This delightfully presented, double glazed and centrally heated home must be viewed to appreciate the space on offer.





Property Specification

POPULAR LOCATION
THREE BEDROOMS
SEMI DETACHED
HEAVILY EXTENDED
DRIVEWAY

Lounge / Dining Room 7.34m (24'1") into bay x
3.55m (11'8")

Kitchen Extension
4.54m (14'11") x 2.12m (6'11")

Conservatory
2.81m (9'3") x 2.57m (8'5")

Bedroom 1
3.34m (10'11") x 2.77m (9'1")

Bedroom 2
3.37m (11'1") x 2.20m (7'3")

Bedroom 3
2.48m (8'2") x 2.24m (7'4")

Bedroom 1
3.34m (10'11") x 2.77m (9'1")

Bathroom
2.10m (6'11") x 1.67m (5'6")

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: 1st December 2023

Viewer's Note:

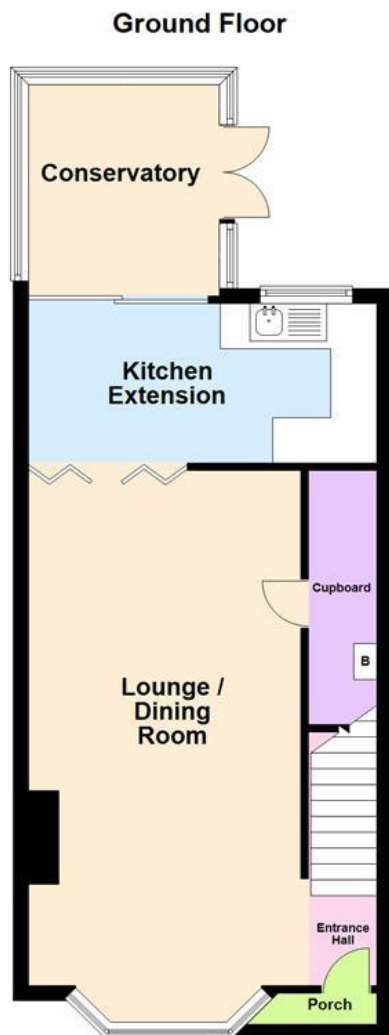
Services connected: Gas Electric Water Drainage

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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		85
(69-80)	C		
(55-68)	D		
(39-54)	E	52	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Map Location

