



Birkenshaw Road, Great Barr
Birmingham, B44 8UL

£220,000

Great Barr

£220,000



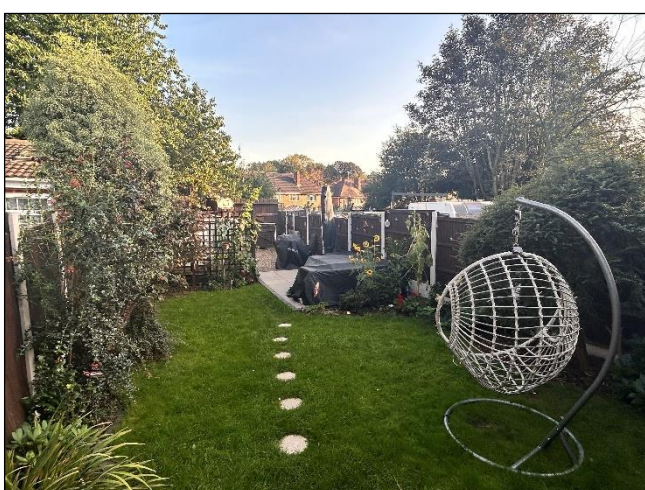
Located on a popular road in Great Barr, this pleasantly presented three bedroom mid terraced is the perfect family home.

Set behind a front driveway, the property comprises of an entrance hall with stairs off and a door leads into the spacious front lounge a bay window to the front. The modern well presented dining kitchen offers a great space for modern family life, with a space for a dining table and chairs, a range of units including a built in cooker and hob, a useful under the stairs cupboard and a window to the rear. Double doors lead out into the large conservatory providing a fantastic space for an additional seating area to enjoy those summer months.

Upstairs the immaculate décor continues, with the main bedroom being a good sized double with a window to the front and built in wardrobes, whilst the second room another double has a window to the rear. The third being another good sized bedroom with a window to the rear. The contemporary bathroom has a P shaped bath, wash basin, WC and a window to the front. Outside the rear garden has a patio area leading into the lawn which also provides access to the rear right of way.

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





Property Specification

THREE BEDROOMS
MID TERRACED
POPULAR LOCATION
PERFECT FAMILY HOME
DRIVE WAY

Lounge
3.93m (12'11") into bay x 3.63m (11'11")

Dining Kitchen
4.54m (14'11") x 3.29m (10'10") max

Lounge
3.93m (12'11") into bay x 3.63m (11'11")

Bedroom 1
2.77m (9'1") x 2.74m (9')

Bedroom 2
3.28m (10'9") x 2.68m (8'10")

Bedroom 3
3.53m (11'7") max x 2.69m (8'10") max

Bathroom
2.02m (6'8") x 1.75m (5'9")

Conservatory
4.40m (14'5") x 3.04m (10')

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: 9th October 2023

Viewer's Note:

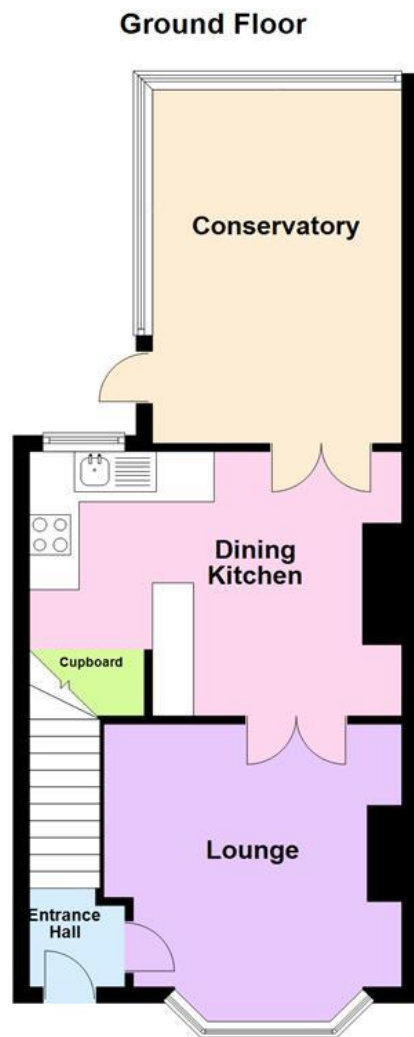
Services connected: Gas Electric Water Drainage

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		90
(81-91) B		
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 

Map Location

