



Dunedin Road, Great Barr  
Birmingham, B44 9DP

£190,000

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Offered with no upward chain, this three bedroom semi detached family home offers excellent scope to improve and benefits from a small extension to the kitchen.

Located on this popular road, the property is set behind a block paved driveway and a porch leads to the reception hall with a window to the side and stairs off to the first floor. The through lounge / dining room has a half bay window to the front, feature fireplace and patio doors to the garden. The extended kitchen has a number of units, spaces for a cooker and washing machine, window to the side and a door and window to the garden.

On the first floor there are three bedrooms, the master is a double and has a window to the rear and fitted wardrobes to one wall, the second bedroom is also a double and has fitted wardrobes with storage units either side and a window to the front whilst the third bedroom is a single and has a storage cupboard off and a window to the front. The shower room has a shower cubicle, wash basin and low level WC, wall tiling and a window to the rear.

Outside the attractive rear garden has a paved patio area providing ample space for a table and chairs, gated side entrance, and leads to the lawn with two rear garages accessed via the rear right of way.

Viewing is essential to appreciate the potential that this double glazed and centrally heated home has to offer.





### 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: 27th January 2021

## Property Specification

**Three Bedroom Semi Detached  
Double Glazing & Gas Central Heating  
No Upward Chain**

### Porch

**Reception Hall 3.21m (10'6") max x 1.58m (5'2")**

**Lounge 6.69m (21'11") into bay x 3.04m (10')**

### Dining Area

**Extended Kitchen 4.94m (16'2") x 1.88m (6'2") max**

**Bedroom One 3.64m (11'11") max x 3.04m (10')**

**Bedroom Two 3.04m (10') x 3.04m (10') max**

**Bedroom Three 2.80m (9'2") max x 1.65m (5'5")**

**Shower Room 1.76m (5'9") x 1.66m (5'5")**

### Block Paved Drive

### Attractive Rear Garden

### Two Rear Garages

### Viewer's Note:

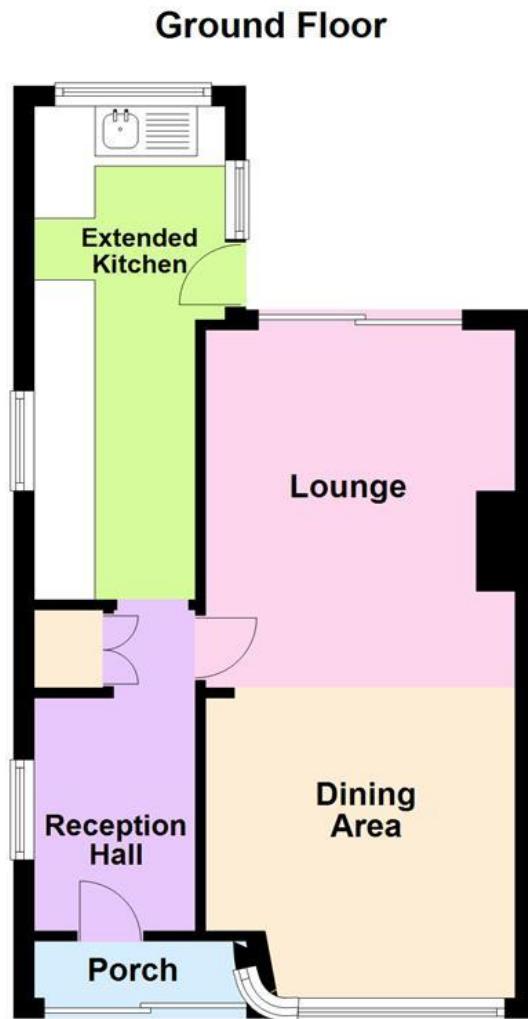
Services connected: Gas, Electric, Drainage, Water

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

**New  
Instruction  
Awaiting  
E.P.C.**

## Map Location

