



Atlantic Road, Great Barr
Birmingham, B44 8LG

£190,000

Great Barr

£190,000



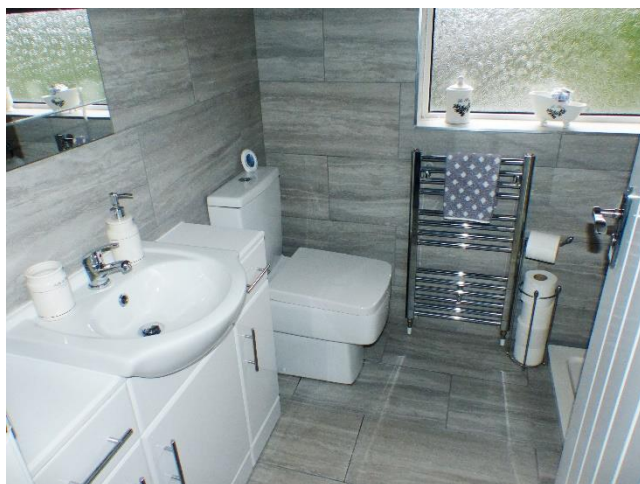
This substantially improved and exceptionally well presented two bedroom traditional semi detached, is located on this highly popular road and is set behind a gravelled driveway.

A small porch leads to the welcoming reception hall with stairs off, cupboard housing the central heating boiler and a useful downstairs WC with a single glazed window to the side passage. The open plan living room / kitchen forms a particular feature and has a real wow factor with a half bay window to the front, chimney breast with an attractive log burner, whilst the kitchen has a range of fitted units, built in oven and hob, integrated fridge and freezer, space for a washing machine, ample room for a table and chairs whilst a window and double doors lead out to the garden.

The impressive accommodation continues upstairs with two bedrooms, the master is a double with a window and a half bay window to the front and built in storage cupboard whilst the second bedroom is also a double with a half bay window to the rear. The well appointed shower room has been finished to a high standard with a large walk in shower, attractive wall tiling and a window to the rear.

Outside the impressive rear garden has been well tended, there is a timber shed and a path leads to the additional storage area with access to the useful rear garage / workshop (door to the right of way has been secured) and viewing is essential of this double glazed and centrally heated home to fully appreciate the standard of accommodation on offer.





Property Specification

**TRADITIONAL SEMI DETACHED
TWO DOUBLE BEDROOMS
EXCEPTIONALLY WELL PRESENTED
DOUBLE GLAZING & GAS CENTRAL HEATING**

Porch

Reception Hall

Open Plan Lounge/ Kitchen 7.40m (24'3") into bay x
4.76m (15'8") max

Guest WC

Side Passage

Bedroom One 4.80m (15'9") max x 3.58m (11'9")
into bay

Bedroom Two 3.93m (12'11") x 2.59m (8'6")

Shower Room 2.05m (6'9") x 1.62m (5'4")

Gravelled Driveway

Impressive Rear Garden

Rear Garage / Workshop

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: 25th June 2021

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		87 B
69-80	C		
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		

Map Location

