



Birdbrook Road, Great Barr
Birmingham, B44 9TS

Offers Over £175,000

Great Barr

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This most impressive, substantially extended two bedroom semi detached is ideal for First Time Buyers and is immaculately presented throughout.

Set behind a tarmac frontage (purchase to drop kerb) the delightful property is accessed via a recessed porch leading to the reception hall with stairs off. The well fitted kitchen has been enlarged and comes with a range of units, built in oven and hob, spaces for a washing machine and fridge freezer, door to the side and a large picture window to the front. The jewel in this properties crown is the stunning extended living room, perfect for modern life and offering a variety of layouts with bifold doors opening out to the garden and a window to the side.

On the first floor there are two bedrooms, the master is a good size double with a window to the rear, the second bedroom has built in wardrobes with sliding doors and a window to the front. The well appointed bathroom has a quality feel with a white suite, P shaped bath and shower over, lovely contrasting tiling and a window to the front.

Outside the secluded rear garden has a patio area, perfect for garden furniture and leads to the lawn, gated side entrance and a rear right of way.

Viewing is an absolute must to fully appreciate all that this exceptional double glazed and centrally heated home has to offer.





Property Specification

**IMPRESSIVE AND EXTENDED SEMI DETACHED
TWO BEDROOMS
DOUBLE GLAZING & GAS CENTRAL HEATING**

Porch

Entrance Hall

Kitchen 3.64m (11'11") max x 3.30m (10'10")

**Stunning Extended Lounge 4.83m (15'10") max x
3.01m (9'10") max**

Bedroom One 4.35m (14'3") x 3.00m (9'10")

Bedroom Two 3.59m (11'9") max x 2.41m (7'11")

Bathroom 1.87m (6'2") x 1.80m (5'11")

Low Maintenance Frontage

Secluded Rear Garden

Rear Right Of Way

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 April 2021

Viewer's Note:

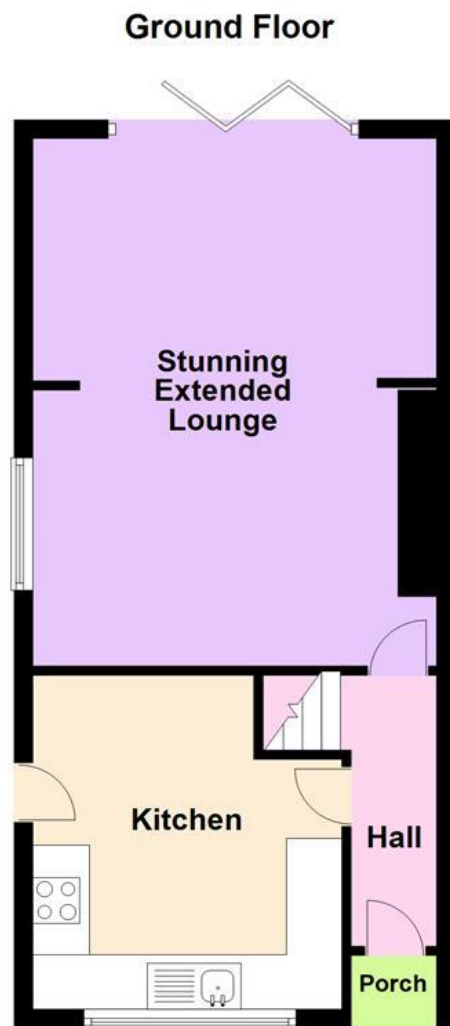
Services connected: Gas, Electric, Water, Drainage

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	61 D	
39-54	E		
21-38	F		
1-20	G		

Map Location

