



Birkenshaw Road, Great Barr
Birmingham, B44 8UH

£150,000

Great Barr

£150,000



An immaculate two bedroom end terraced, ideal for First Time Buyers as well as buy to let investors and located on this highly popular and well regarded road.

Set behind a front garden, the property is accessed via a porch that leads into the entrance hall with stairs off. The through lounge / dining room has a bay window to the front and a window to the rear overlooking the garden. The kitchen has a range of white fronted units with ample storage, built in oven and hob, spaces for a washing machine and fridge freezer whilst a window to the side and a door to the garden allow in plenty of light.

On the first floor there are two bedrooms, the master is a particularly spacious double with a range of well fitted wardrobes and a window to the front whilst the second bedroom is a double and has a window to the rear. The luxuriously appointed bathroom has a quality feel and comes with a shower over the bath, part wall tiling and a window to the rear.

Outside the rear garden has a gravelled patio area, gated side entrance, and leads to the lawn with a useful brick built garden store, garage to the rear accessed via the right of way and this double glazed and centrally heated home must be viewed to fully appreciate all that is on offer.





Property Specification

Immaculate End Terraced
Two double Bedrooms
Double Glazing & Gas Central Heating

Porch

Hall

Lounge 3.65m (12') x 3.32m (10'11")

Dining Area 3.32m (10'11") x 2.21m (7'3")

Kitchen 3.32m (10'11") x 2.00m (6'7")

Bedroom One 4.58m (15') max x 3.32m (10'11")

Bedroom Two 3.32m (10'11") x 2.73m (9')

Bathroom 2.39m (7'10") x 1.69m (5'7")

Front & Rear Gardens

Rear Garage



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: 5th February 2021

Viewer's Note:

Services connected: Gas, Electric, Water, Drainage

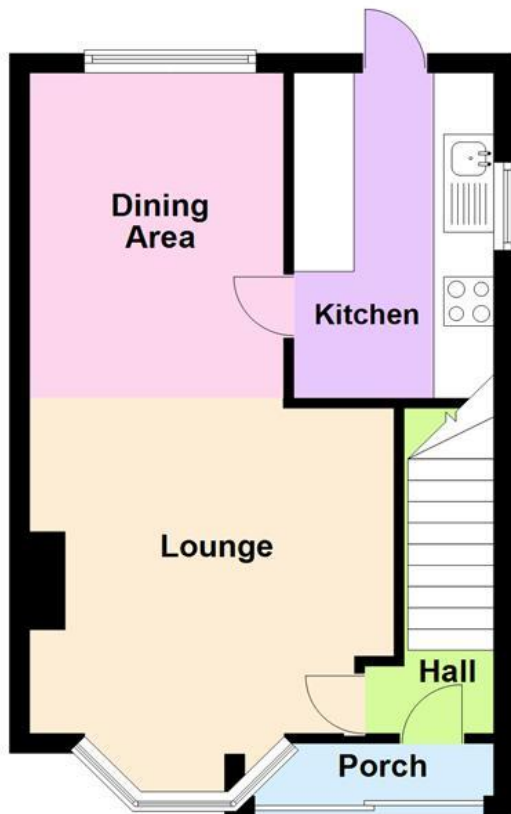
Council tax band: B

Tenure: Freehold

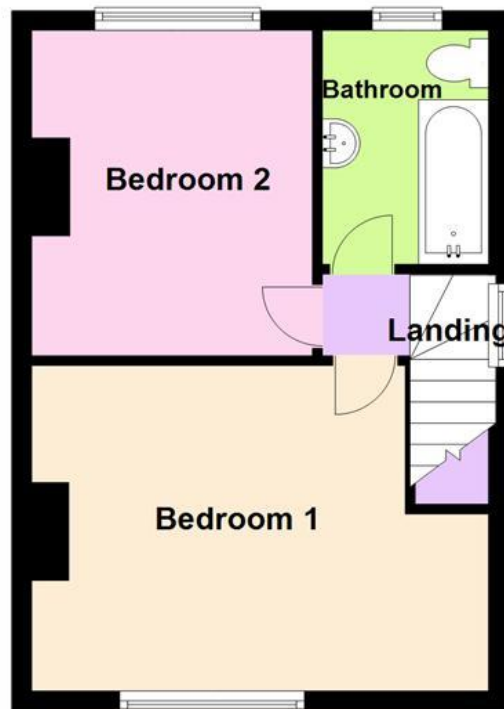
Floor Plan

This floor plan is not drawn to scale and is for illustration purposes only

Ground Floor



First Floor



Energy Efficiency Rating

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 84 B |
| 69-80 | C | | |
| 55-68 | D | 57 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

Map Location

