



Dyas Road, Great Barr  
Birmingham, B44 8TD

£210,000



# Great Barr

£210,000



Offered with no upward chain, this spacious three bedroom terraced family home is ideal for First Time Buyers and is located on this highly popular road with bus services nearby.

Set behind an extensive concrete print driveway, the property is accessed via a reception hall with stairs off and doors lead to the kitchen as well as the lovely through lounge / dining room which is particularly well proportioned with a bay window to the front and double doors with windows either side leading out to the rear garden. The kitchen has a comprehensive range of units with a built in oven and hob, spaces for a fridge / freezer and washing machine and a window and door lead out to the garden.

On the first floor there are three bedrooms, the master is a double with a bay window to the front, the second bedroom is also a double with a window to the rear with a cupboard housing the gas central heating boiler whilst the third bedroom is a single with a window to the front.

The modern bathroom has white suite with a shower over the bath, wall tiling with mosaic border and a window to the rear.

Outside the rear garden has a patio area suitable for garden furniture leading to the lawn with a path to an overgrown rear right of way and this double glazed and centrally heated home must be viewed.







## Property Specification

NO UPWARD CHAIN  
THREE BEDROOMS  
TERRACED FAMILY HOME  
IDEAL FOR FIRST TIME BUYERS  
HIGHLY POPULAR ROAD

**Reception Hall**  
3.57m (11'9") x 1.64m (5'5")

**Through Lounge / Diner**  
8.01m (26'3") into bay x 3.43m (11'3") max

**Kitchen**  
3.65m (12') x 2.09m (6'10")

**Bedroom 1**  
4.40m (14'5") into bay x 3.10m (10'2")

**Bedroom 2**  
3.68m (12'1") x 3.41m (11'2") max

**Bedroom 3**  
2.40m (7'10") x 2.03m (6'8")

**Bathroom**  
2.58m (8'5") x 1.66m (5'5")

### 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: 21<sup>st</sup> March 2024

### Viewer's Note:

Services connected: Gas Electric Water Drainage

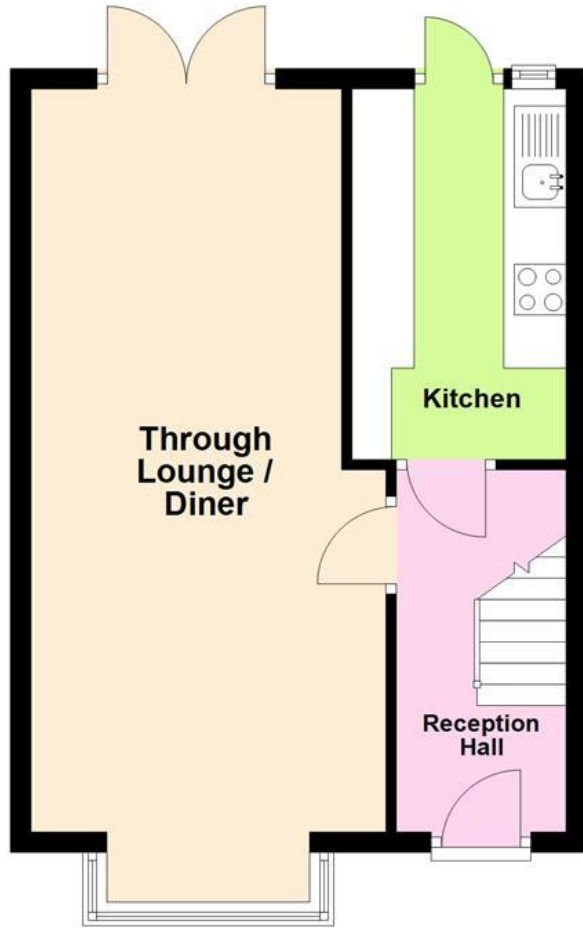
Council tax band: B

Tenure: Freehold

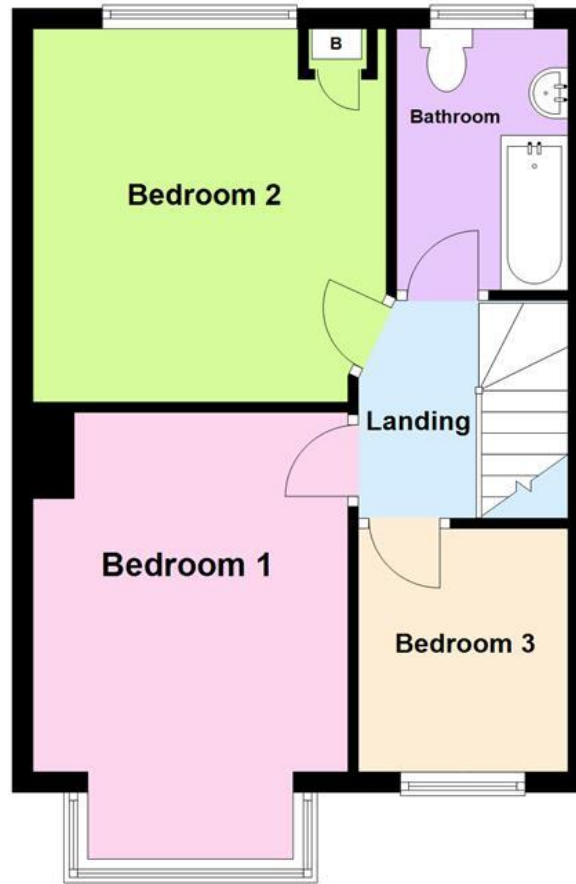
# Floor Plan

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

### Ground Floor



### First Floor



## Energy Efficiency Rating

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	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		87
(69-80) <b>C</b>		68
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

## Map Location

