



Brick Kiln Lane, Great Barr  
Birmingham, B44 8HG

Offers Over £200,000

# Great Barr

Offers Over £200,000



This modern styled two bedroom semi detached is ideal for first time buyers and located on this highly popular development, close to all local amenities and within easy reach of Greenholm Primary School.

Set behind a driveway the property is accessed via a porch which leads to the open plan lounge with a bay window to the front and a staircase off to the first floor. The spacious fitted dining kitchen has a range of units as well as space for a table and chairs and a window and door lead out to the rear garden.

On the first floor there are two good size bedrooms, the master is a double with two windows to the front whilst the second bedroom is also a double with two windows to the rear. The bathroom has a white suite with a shower over the bath, part wall tiling, storage cupboard and a window to the side.

Outside the rear garden is mainly lawned and a patio area provides space for garden furniture with timber decking at the bottom of the garden whilst the space to the side offers tremendous scope to extend, subject to planning and viewing of this double glazed and centrally heated home is essential.





## Property Specification

MODERN STYLE TWO BEDROOMS  
SEMI DETACHED  
IDEAL FOR FIRST TIME BUYERS  
CLOSE TO ALL LOCAL AMENITIES  
EASY REACH OF GREENHOLM PRIMARY SCHOOL

**Open Plan Lounge**  
5.45m (17'10") into bay x 3.83m (12'7")

**Dining Kitchen**  
3.82m (12'6") x 2.49m (8'2")

**Bedroom 1**  
3.84m (12'7") x 2.51m (8'3")

**Bathroom**  
2.23m (7'4") x 1.86m (6'1")

**Bedroom 2**  
3.83m (12'7") max x 2.18m (7'2")

### 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: 18th April 2024

### Viewer's Note:

Services connected: Gas Electric Water Drainage

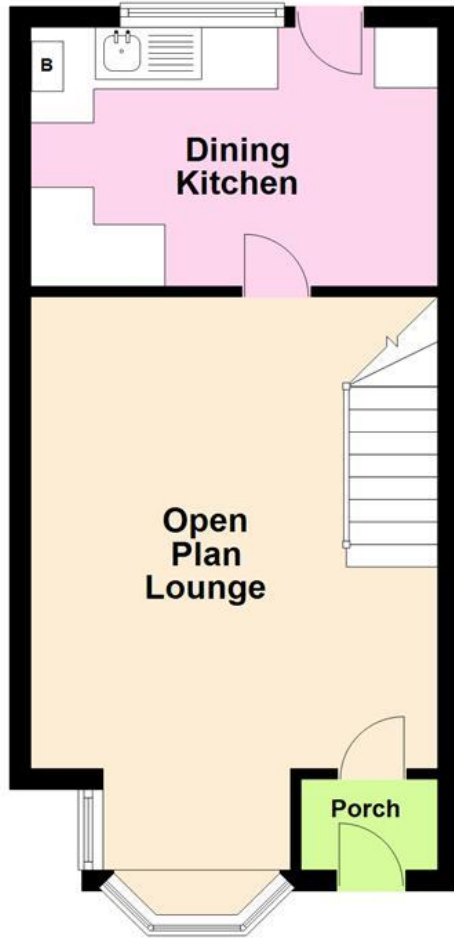
Council tax band: B

Tenure: Freehold

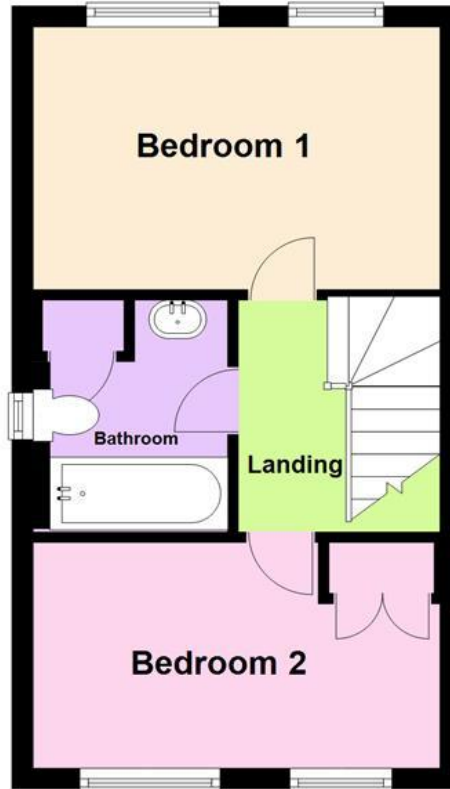
# Floor Plan

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

### Ground Floor



### First Floor



## Energy Efficiency Rating

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		90
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	74	
(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			
England, Scotland & Wales			EU Directive 2002/91/EC

## Map Location

