



Draft Sales Details Awaiting Vendor Approval

Birdbrook Road, Great Barr
Birmingham, B44 9TS

Offers Over £170,000

Great Barr

Offers Over £170,000



This immaculately presented two bedroom semi detached property, located in a popular road in Great Barr, is perfect for First Time Buyers and Buy to Let Investors.

Set behind a front garden, the property is entered via a porch, leading into the entrance hall. From here doors provide access to the front reception room and lounge, as well as stairs leading off. The front room has a range of uses, offering space for a dining table or being used as a practical office space for working from home needs, with a window to the front, under stairs storage cupboard and door leading to the kitchen. The kitchen has a range of units, including space for an oven and washing machine with a door to the front and rear utility. The utility area offers space for a washing machine and tumble dryer as well as additional storage space, with a door and window to the garden. The lounge is a good size with a fantastic feature fireplace and double doors to the rear garden.

Upstairs the main bedroom is a good size double with a window to the front, whereas the second room is an excellent size with a window to the front and built-in wardrobes. The bathroom has a white suite with a WC, wash basin and bath with shower over and a window to the front.

The garden has a patio area with steps leading up to the lawn, with a garage at the rear accessed via the rear right of way. The property offers a fantastic opportunity to take your first step onto the property ladder with this double glazed and centrally heated home.





Property Specification

IMMACULATE SEMI DETACHED
TWO BEDROOMS
TWO RECEPTION ROOMS
KITCHEN WITH A RANGE OF UNITS
REAR UTILITY

Lounge
4.33m (14'2") x 3.03m (9'11")

Dining Room / Office
3.30m (10'10") x 2.75m (9')

Kitchen
7.00m (23') x 1.23m (4')

Utility Area
2.15m (7'1") x 1.23m (4')

Bedroom One
4.37m (14'4") x 3.02m (9'11")

Bedroom Two
3.67m (12') max x 2.30m (7'7") max

Bathroom
1.89m (6'2") x 1.85m (6'1") max

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: 21st May 2024

Viewer's Note:

Services connected: Gas, Electric, Water, Drainage

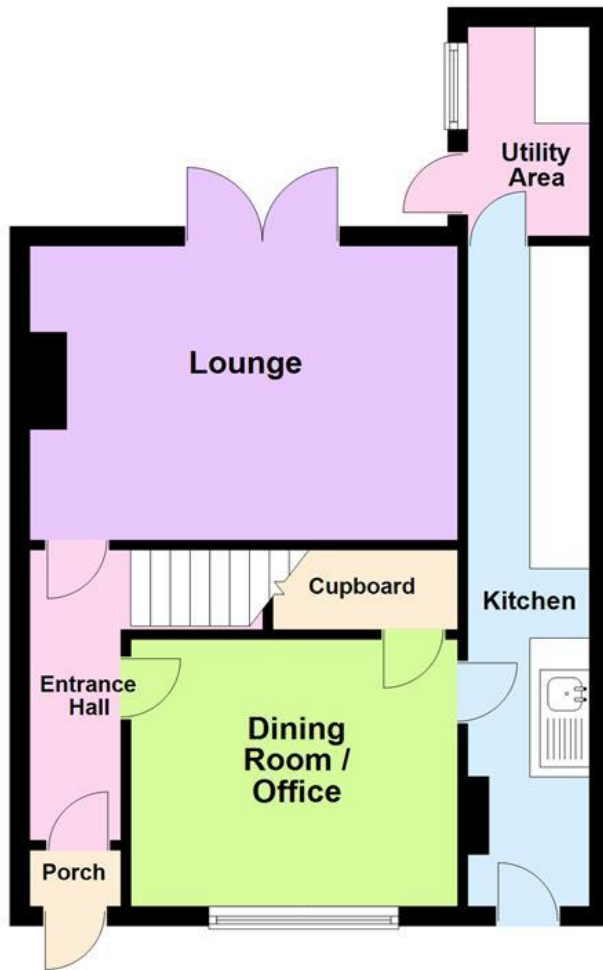
Council tax band: B

Tenure: Freehold

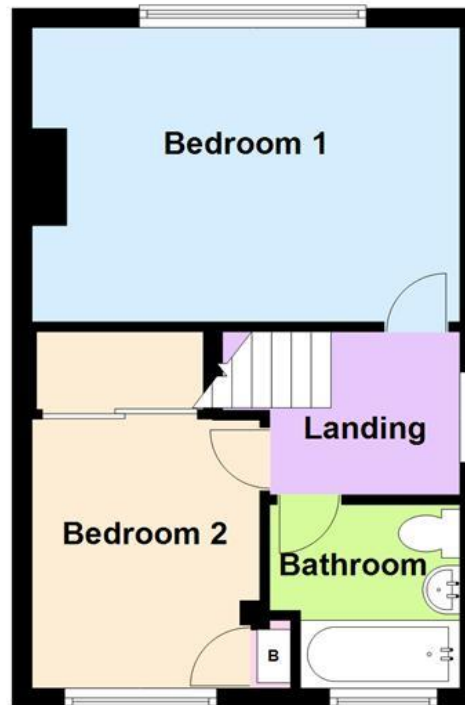
Floor Plan

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) A			
(81-91) B			87
(69-80) C			
(55-68) D		64	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Map Location

