



Birdbrook Road, Great Barr  
Birmingham, B44 9TS

Offers Over £180,000

# Great Barr

Offers Over £180,000



Ideal for First Time Buyers, this two bedroom semi detached is set behind a block paved front garden and is accessed via a recessed porch and leads into the reception hall with stairs off.

The kitchen has fitted units with a built in oven and hob, space for a fridge/freezer, three windows to the front whilst a door leads to the understairs storage area with access to the useful side utility with a sink, space for a washing machine, door to the rear garden and an additional storage area off with a window to the front. The lounge has ample space for settees and double doors out to the garden. On the first floor there are two bedrooms, the master is a good size double with a window to the rear whilst the second bedroom is well proportioned and has a window to the front. The bathroom has a white suite with a shower over the bath, part wall tiling and two windows to the front.

Outside a block paved patio provides space for garden furniture and leads to the lawn with a good size garage/workshop access via the rear right of way and viewing of this double glazed and centrally heated property is essential.





## Property Specification

IDEAL FOR FIRST TIME BUYERS  
TWO BEDROOMS  
SEMI DETACHED  
POPULAR LOCATION  
WELL PRESTENDED THROUGHOUT

**Kitchen**  
3.31m (10'10") x 2.76m (9'1")

**Lounge**  
4.39m (14'5") x 3.01m (9'11")

**Utility**  
5.24m (17'2") x 1.30m (4'3")

**Rear Garage**  
5.39m (17'8") x 4.02m (13'2")

**Bedroom 1**  
4.41m (14'6") x 3.03m (9'11")

**Bedroom 2**  
3.72m (12'3") max x 2.45m (8'1")

**Bathroom**  
1.90m (6'3") x 1.84m (6')

### 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: 26th June 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



## Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

## Map Location

