



Atlantic Road, Great Barr  
Birmingham, B44 8LQ

Offers Over £180,000



# Great Barr

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Offered with no upward chain and in need of modernisation, this three bedroom traditional semi detached is ideal for First Time Buyers and located on this highly popular road and enjoys panoramic views to the rear.

Set behind a front garden the property is accessed via a porch with a door leading to the reception hall with stairs off and doors lead to the kitchen as well as the lounge which has a bay window to the front. The kitchen has some fitted units, there is a window to the rear, storage cupboard off with a single glazed window to the side, door to the covered side passage and a door opens into the dining room with patio doors to the garden and this could be knocked into the kitchen (subject to building regs) to create a lovely open plan dining kitchen.

On the first floor there are three bedrooms, the master is a double with a window to the rear, the second bedroom is also a double with a window to the front and the third bedroom is a small single with a window to the front. The bathroom has a bath, wall tiling, airing cupboard and a window to the rear .

Outside the tiered rear garden has a small slabbed area and steps lead down to a lawned section, there are flower borders, a rear right of way, timber shed and this majority double glazed property must be viewed.







## Property Specification

NO UPWARD CHAIN  
IN NEED OF MODERNISATION  
THREE BEDROOMS  
TRADITIONAL SEMI DETACHED  
IDEAL FOR FIRST TIME BUYERS

**Reception Hall**  
4.40m (14'5") x 2.00m (6'7")

**Lounge**  
4.97m (16'4") into bay x 3.11m (10'2")

**Dining Room**  
2.87m (9'5") x 2.60m (8'6")

**Kitchen**  
2.87m (9'5") x 2.17m (7'1")

**Bedroom 1**  
3.65m (12') x 3.14m (10'4")

**Bedroom 2**  
3.66m (12') x 3.10m (10'2")

**Bedroom 3**  
2.10m (6'11") x 1.70m (5'7")

**Bathroom**  
2.18m (7'2") x 1.69m (5'7")

### 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: 7<sup>th</sup> August 2024

### Viewer's Note:

Services connected: 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		86 B
69-80	C		
55-68	D		
39-54	E		
21-38	F	32 F	
1-20	G		

## Map Location

