



Atlantic Road, Great Barr
Birmingham, B44 8LP

Offers Over £210,000

Great Barr

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An immaculately presented two bedroom traditional semi detached with a stunning conservatory, located on this highly sought after road and perfect for First Time Buyers.

Set behind a block paved driveway, the property is accessed via a porch which leads to the reception hall with stairs off and doors lead to the kitchen as well as the lounge which has a half bay window to the front, feature fireplace and double doors and windows either side to the conservatory. The kitchen has fitted units with space for a cooker, single glazed window to the side, spaces for a tumble drier and washing machine and an opening leads to the stunning conservatory offering a variety of uses with ample space for a table and chairs, windows and double doors out to the garden and double doors and windows either side lead back to the lounge.

On the first floor there are two bedrooms, the master is a double with a window and half bay window to the front and an over stairs storage cupboard whilst bedroom two has a window to the rear. The modern shower room has a WC, feature wooden plinth for the washbasin and an attractive shower cubicle with useful shelving and a window to the rear.

Outside the attractive rear garden has a patio area leading to the lawn with a further decked entertaining area and concealed access to the rear garage which is accessed via the rear right of way and this double glazed and centrally heated home must be viewed.





Property Specification

TWO BEDROOMS
TRADITIONAL SEMI DETACHED
STUNNING CONSERVATORY
IMMACULATELY PRESENTED
PERFECT FOR FIRST TIME BUYERS

Lounge
5.72m (18'9") max x 2.89m (9'6")

Kitchen
2.78m (9'2") x 1.81m (5'11")

Stunning Conservatory
4.36m (14'3") x 3.70m (12'2")

Bedroom 1
3.80m (12'6") max x 3.17m (10'5") max

Bedroom 2
22.90m (9'6") x 2.45m (8')

Shower Room
1.90m (6'3") x 1.76m (5'9")

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: 8th January 2025

Viewer's Note:

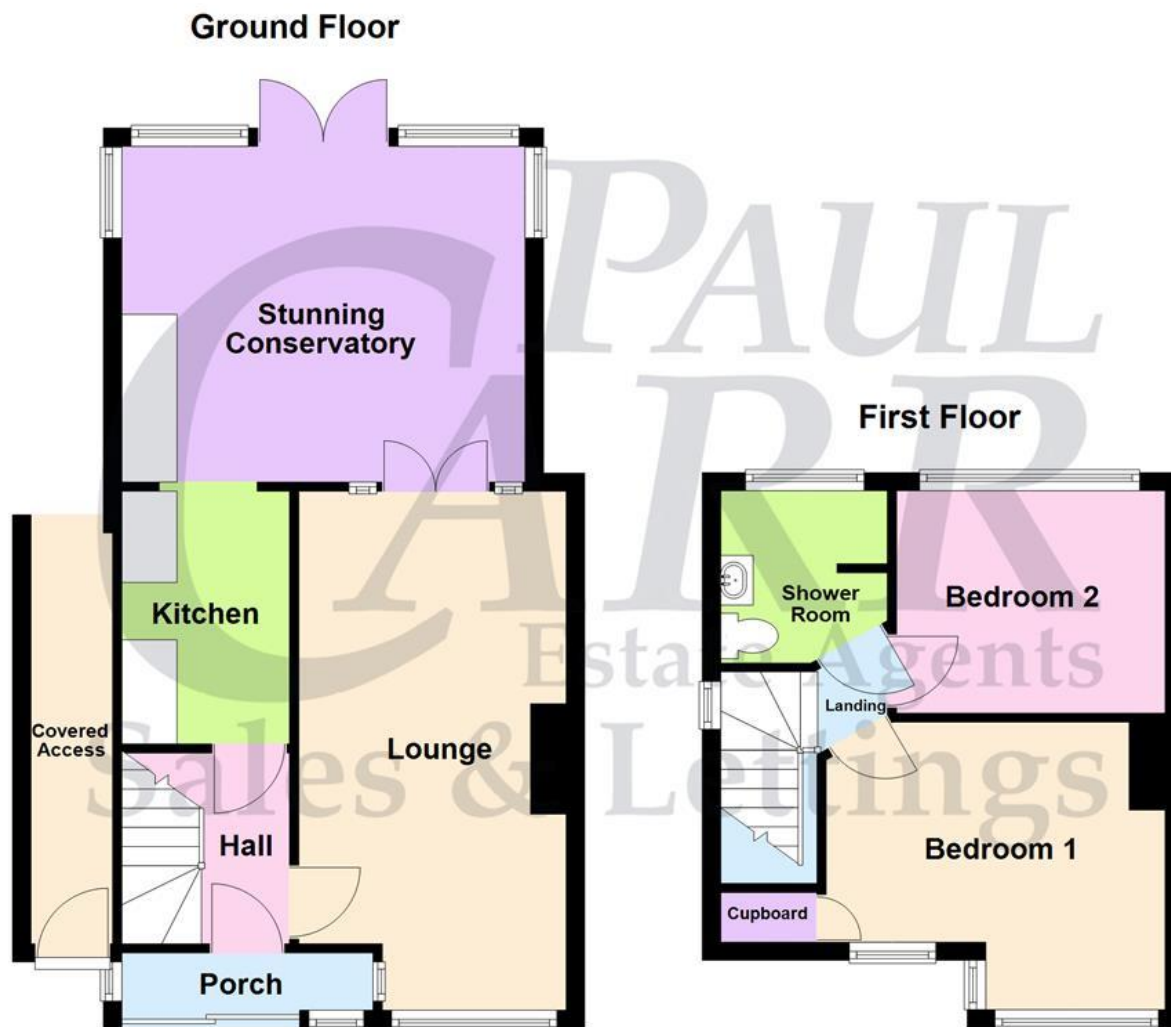
Services connected: Gas Electric Water Drainage

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		87 B
69-80	C		
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

Map Location

