



Brentwood Grove, Great Barr  
Birmingham, B44 8UW

**Offers Over £200,000**



# Great Barr

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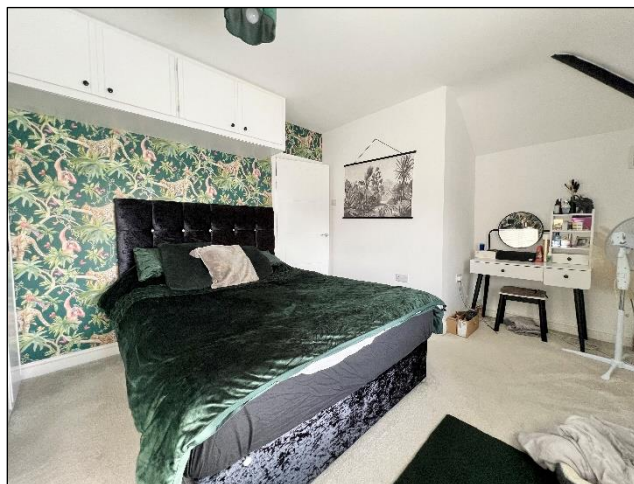


Welcoming to the market this wonderfully presented two-bedroom end terrace family home located on a quiet cul de sac.

Perfect First Time Buy or Investment. Approached via a driveway suitable for multiple vehicles and entered through a secure porch. Upon entry you are welcomed by an inviting hall giving you access to the ground floor. The lounge is a great space with a bay window and central heating. The extended kitchen offers an array of wall and base units, plenty of countertop space, sink unit with side drainer, gas hob, oven and space for suitable fitted appliances. Completing the ground floor is a useful utility room.

Heading upstairs you are presented with two double bedrooms, the main bedroom offering built-in wardrobe space. The family bathroom consists of a bathtub with shower over, hand wash unit and WC.

Externally, the home has a well-presented private garden with a paved patio, artificial grass and suitable plants and shrubs to the perimeter. The garden also has an impressive garage which has been converted into a large games' room/entertainment room. Viewing this beautiful family home is highly recommended.







## Property Specification

BEAUTIFUL FAMILY HOME  
TWO DOUBLE BEDROOMS  
LARGE DRIVEWAY  
EXTENDED KITCHEN  
IMPRESSIVE CONVERTED GARAGE

**Entertainment Room**  
18' 1" x 16' 0" (5.52m x 4.87m)

**Lounge/Dining Room**  
6.81m (22'4") x 3.49m (11'5")

**Utility**  
3.73m (12'3") x 1.34m (4'5")

**Extended Kitchen**  
3.86m (12'8") x 2.78m (9'1")

**Bedroom 1**  
4.60m (15'1") max x 3.22m (10'7")

**Bedroom 2**  
3.49m (11'5") x 2.90m (9'6")

**Bathroom**  
2.30m (7'7") max x 1.90m (6'3")

### 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: 13th 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		85 B
69-80	C		
55-68	D		
39-54	E	49 E	
21-38	F		
1-20	G		

## Map Location

