



Birdbrook Road, Great Barr
Birmingham, B44 8RX

Offers Over £210,000

Great Barr

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Welcoming to the market this beautifully presented two-bedroom end terraced home located on the popular Birdbrook Road.

Situated close to good local schools, shops, amenities and is perfect for first time buyers or investors. Approached via a driveway suitable for two vehicles and entered through the front door. Upon entry you are welcomed by a stunning lounge with a bay window and media wall. The kitchen/dining room is a modern space with an array of wall and base units, plenty of countertop space, sink unit with side drainer, gas oven, and space for suitable fitted appliances. Completing the ground floor is a useful conservatory. Heading upstairs you are presented with two double bedrooms; the main bedrooms benefit from built in wardrobe space. The family bathroom consists of a bathtub with shower over, hand wash unit and a WC.

Externally, the home has a good sized private rear garden, with a paved patio, lawned area and fencing to the perimeter.

Viewing this home is highly recommended.





Property Specification

BEAUTIFUL TWO BEDROOM HOME
END TERRACE
EXCELLENT LOCATION
CLOSE TO GOOD LOCAL SCHOOLS
KITCHEN/DINING ROOM

Lounge
4.17m (13'8") x 3.70m (12'2")

Kitchen/Dining Room
4.84m (15'11") x 3.50m (11'6")

Conservatory
2.50m (8'2") x 2.30m (7'7")

Bathroom
2.60m (8'6") x 1.80m (5'11")

Bedroom 1
4.84m (15'11") max x 3.51m (11'6")

Bedroom 2
3.47m (11'5") x 2.90m (9'6")

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: 28th January 2025

Viewer's Note:

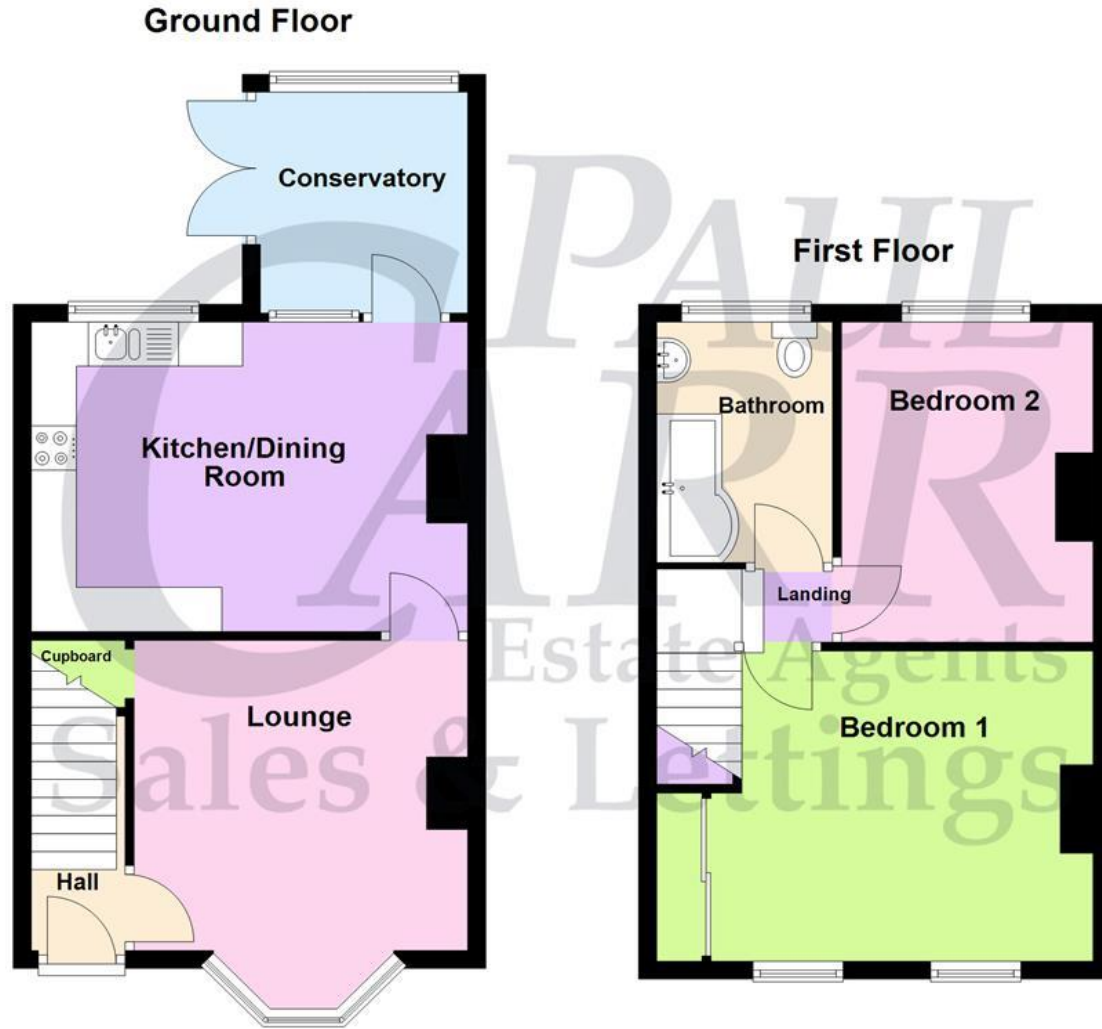
Services connected: Gas Electric Water Drainage

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		88 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

Map Location

