



Birdbrook Road, Great Barr  
Birmingham, B44 8RB

**£220,000**



# Great Barr

£220,000



Welcoming to the market this wonderfully extended three bedroom mid terrace home located on the popular Birdbrook Road.

Situated close to good local schools, shops and amenities. Approached via a paved driveway suitable for multiple vehicles, and entered through a secure porch. Upon entry you are welcomed into a large lounge/dining area offering a bay window and central heating. The kitchen extension is a large space with an array of wall and base units, plenty of countertop space, sink unit with side drainer, gas hob and cooker and space for suitable fitted appliances. Completing the ground floor is a large conservatory. Heading upstairs you are presented with three double bedrooms. The family bathroom consists of a bathtub with shower over, hand wash unit and WC.

Externally, the home has a private rear garden with a patio, lawned area, fencing to the perimeter and a garage. This home is offered to the market with no onward chain.







## Property Specification

THREE BEDROOM MID TERRACE  
KITCHEN EXTENSION AND CONSERVATORY  
NO ONWARD CHAIN  
THREE DOUBLE BEDROOMS  
DRIVEWAY FOR MULTIPLE VEHICLES

### Lounge

5.11m (16'9") max into bay x 3.70m (12'2") max

### Dining Area

4.82m (15'10") x 2.32m (7'7")

### Kitchen

4.20m (13'9") x 3.26m (10'8")

### Conservatory

4.20m (13'9") x 3.10m (10'2")

### Bedroom 1

3.40m (11'2") x 3.00m (9'10")

### Bedroom 2

3.40m (11'2") x 3.00m (9'10")

### Bedroom 3

2.90m (9'6") x 2.36m (7'9")

### Bathroom

2.34m (7'8") 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: 31st January 2025

### Viewer's Note:

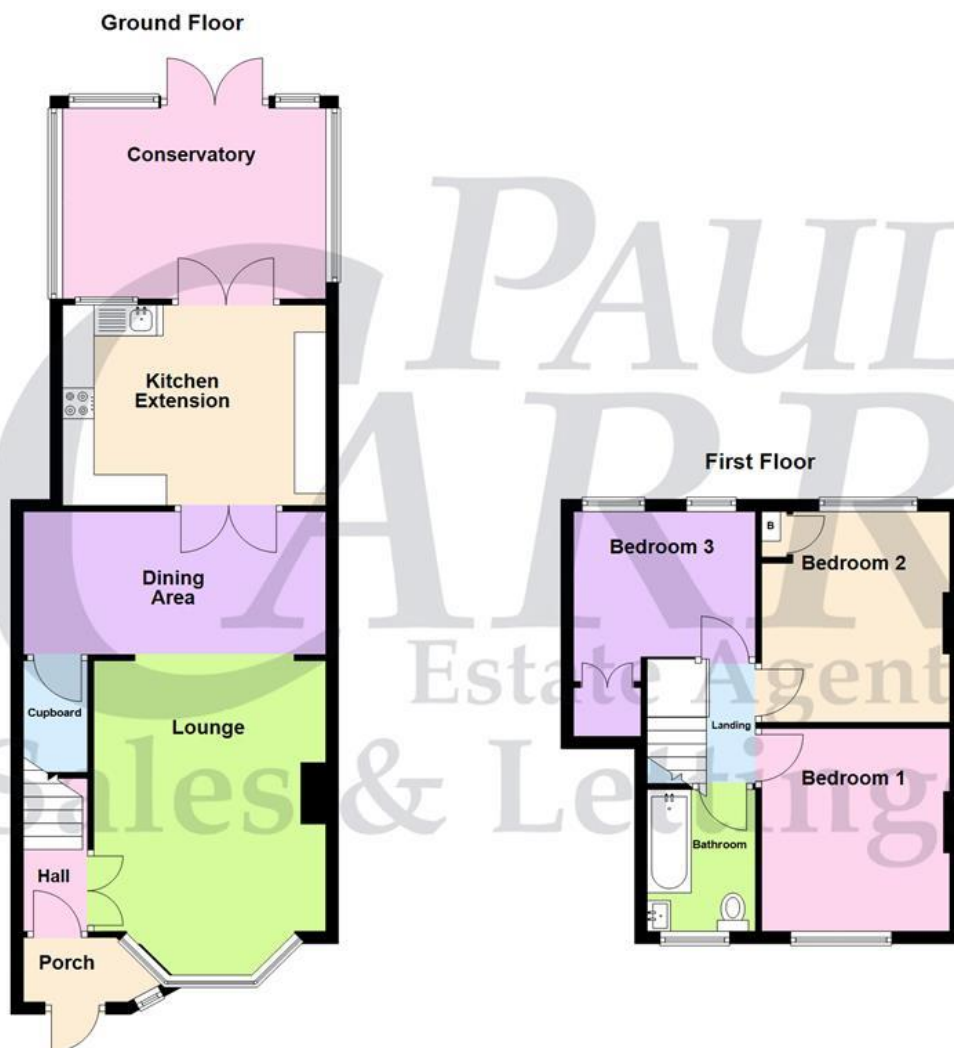
Services connected: Gas Electric Water Drainage

Council tax band: B

Tenure: Freehold

# Floor Plan

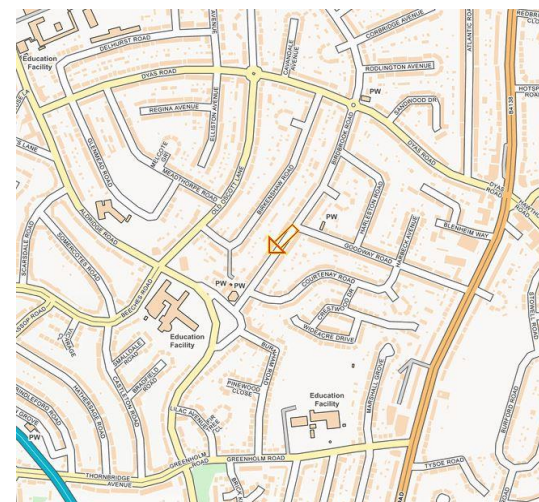
*This floor plan is not drawn to scale and is for illustration purposes only*



## Energy Efficiency Rating

**New  
Instruction  
Awaiting  
E.P.C.**

## Map Location



[www.paulcarrestateagents.co.uk](http://www.paulcarrestateagents.co.uk)

 **OnTheMarket**.com

 **rightmove**.co.uk  
The UK's number one property website

 **The Property  
Ombudsman**

 **naea | propertymark**  
**PROTECTED**