



Tresham Road, Great Barr
Birmingham, B44 9UD

£170,000

Great Barr

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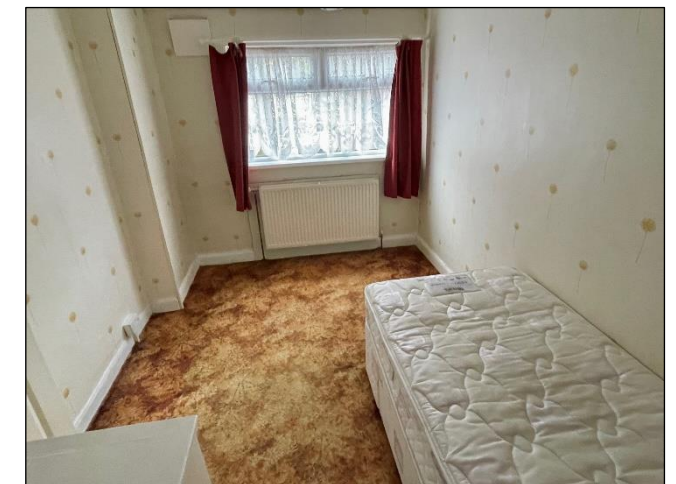
Offered with no upward chain and being sold **Freehold on completion**, this two bedroom semi-detached offers excellent scope to improve and is ideal for First Time Buyers.

Located on this popular road, the property is set behind a front garden and is accessed via a porch leading to the reception hall with stairs off and a door leads to the breakfast kitchen with some fitted units, wall mounted boiler, space for a small table and chairs and a window to the front.

The lounge has a fire surround and two windows and a door lead to the lean to which has a window to the garden and a door to the lobby with access to the garden as well as the side storage area.

On the first floor there are two bedrooms, the master is a good size double with a window to the rear whilst the second bedroom is a good size and has an over stairs storage platform and a window to the front. The bathroom has a white suite with a shower over the bath, part wall tiling and a window to the front.

Outside the rear garden is mainly lawned with flower borders, garden shed, there is a rear right of way, and this part double glazed and centrally heated home must be viewed.





Property Specification

FREEHOLD ON COMPLETION
NO UPWARD CHAIN
TWO BEDROOMS
SEMI DETACHED
EXCELLENT SCOPE TO IMPROVE

Kitchen
3.63m (11'11") max x 3.30m (10'10")

Lounge
4.33m (14'2") x 3.00m (9'10")

Lean-to
2.72m (8'11") x 2.08m (6'10")

Lobby
2.08m (6'10") x 1.93m (6'4")

Bedroom 1
4.39m (14'5") x 3.04m (10')

Bedroom 2
3.69m (12'1") x 2.44m (8') max

Bathroom
1.96m (6'5") x 1.87m (6'1") max

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: 3rd Feb. 25

Viewer's Note:

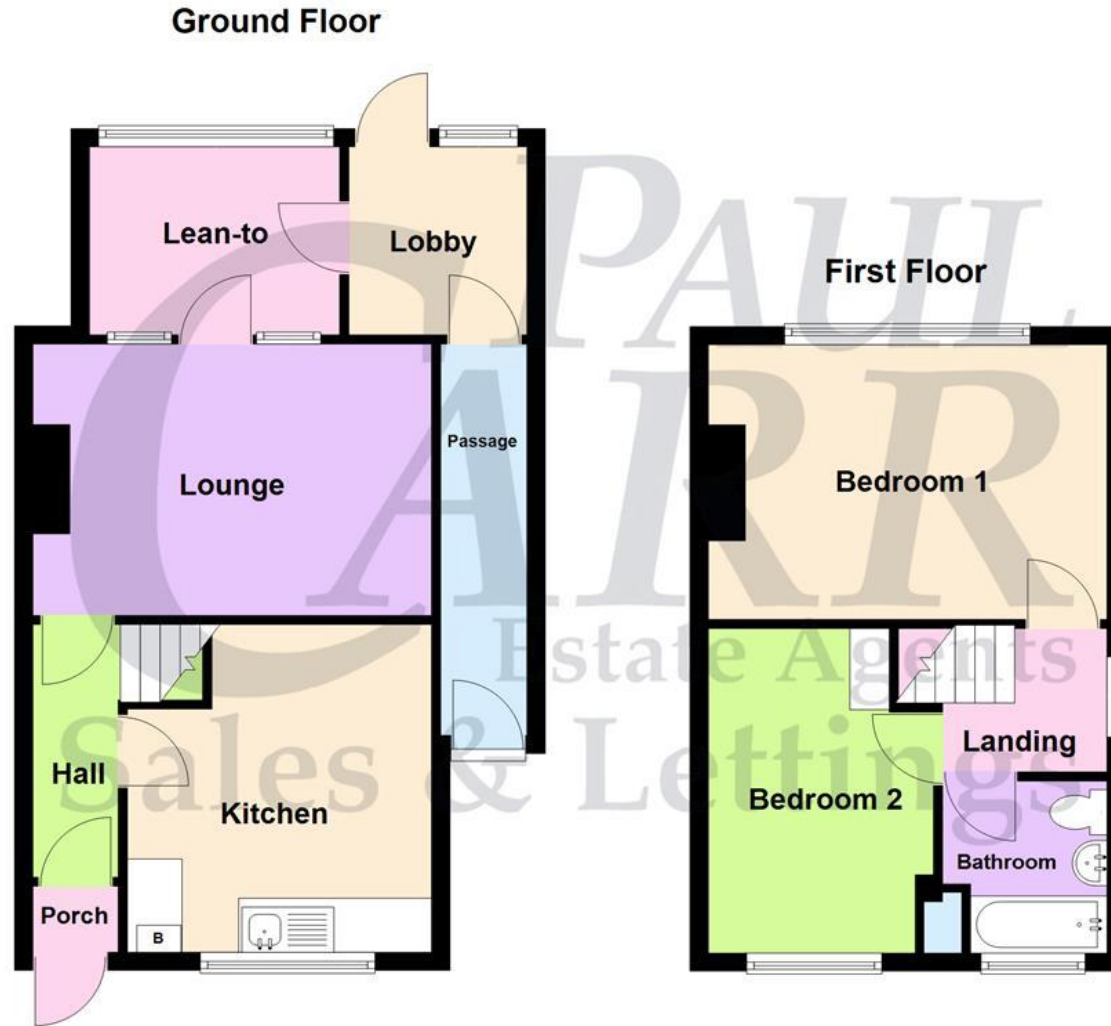
Services connected: Gas Electric Water Drainage

Council tax band: B

Tenure: Freehold on completion

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	57 D	
39-54	E		
21-38	F		
1-20	G		

Map Location

