



Dyas Road, Great Barr
Birmingham, B44 8SG

Offers Over £220,000

Great Barr

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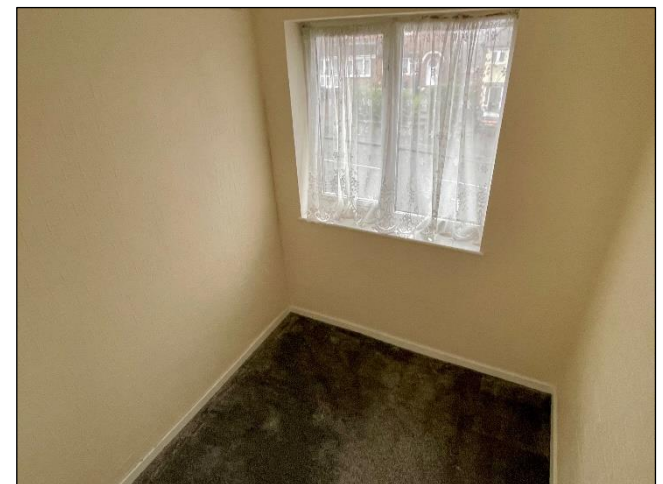


Offered with no upward chain, this extended three bedroom semi detached family home is located on this highly popular road and benefits from an extension to the dining area.

Steps lead up to the entrance porch with a single glazed door and windows either side opening into the reception hall with stairs off. The extended through lounge / dining room has ample space for settees as well as a dining table and chairs, there is a bay window to the front, feature fireplace and two windows to the rear garden. The kitchen has some fitted units with spaces for a washing machine and cooker, there is a recess for the fridge freezer, window to the rear, and a door and single glazed window to the covered side passage.

On the first floor there are three bedrooms, the master is a good size double with a bay window to the front, the second bedroom is also a double with a window to the rear whilst the third bedroom has a window to the front. The shower room has a good size shower cubicle, there is a cupboard off housing the central heating boiler, wall tiling and a window to the rear.

Outside there is a slabbed area with steps up to the lawn with a side path to a further seating area with a rear garage accessed via the rear right of way and this double glazed and centrally heated home must be viewed.





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: 12 Feb. 25

Identity Verification Fee - We are required by law to conduct anti-money laundering checks on all those buying a property as part of our due diligence. As agents acting on behalf of the seller, we are required to verify the identity of all purchasers once an offer has been accepted, subject to contract. The initial checks are carried out on our behalf by Lifetime Legal. A non-refundable administration fee of £40 + VAT (£48 including VAT) applies which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us issuing a memorandum of sale, directly to Lifetime Legal, and is non-refundable.

Property Specification

NO UPWARD CHAIN
THREE BEDROOMS
SEMI DETACHED
EXTENDED THROUGH LOUNGE
REAR GARAGE

Reception Hall
3.85m (12'7") max x 1.72m (5'8")

Lounge
5.10m (16'9") into bay x 3.26m (10'8")

Extended Dining Area
4.91m (16'1") x 2.74m (9') max

Kitchen
2.83m (9'3") x 2.24m (7'4")

Bedroom 1
4.52m (14'10") into bay x 3.05m (10')

Bedroom 2
3.65m (12') x 3.36m (11')

Bedroom 3
2.11m (6'11") x 1.98m (6'6")

Shower Room
2.18m (7'2") x 1.66m (5'5")

Viewer's Note:

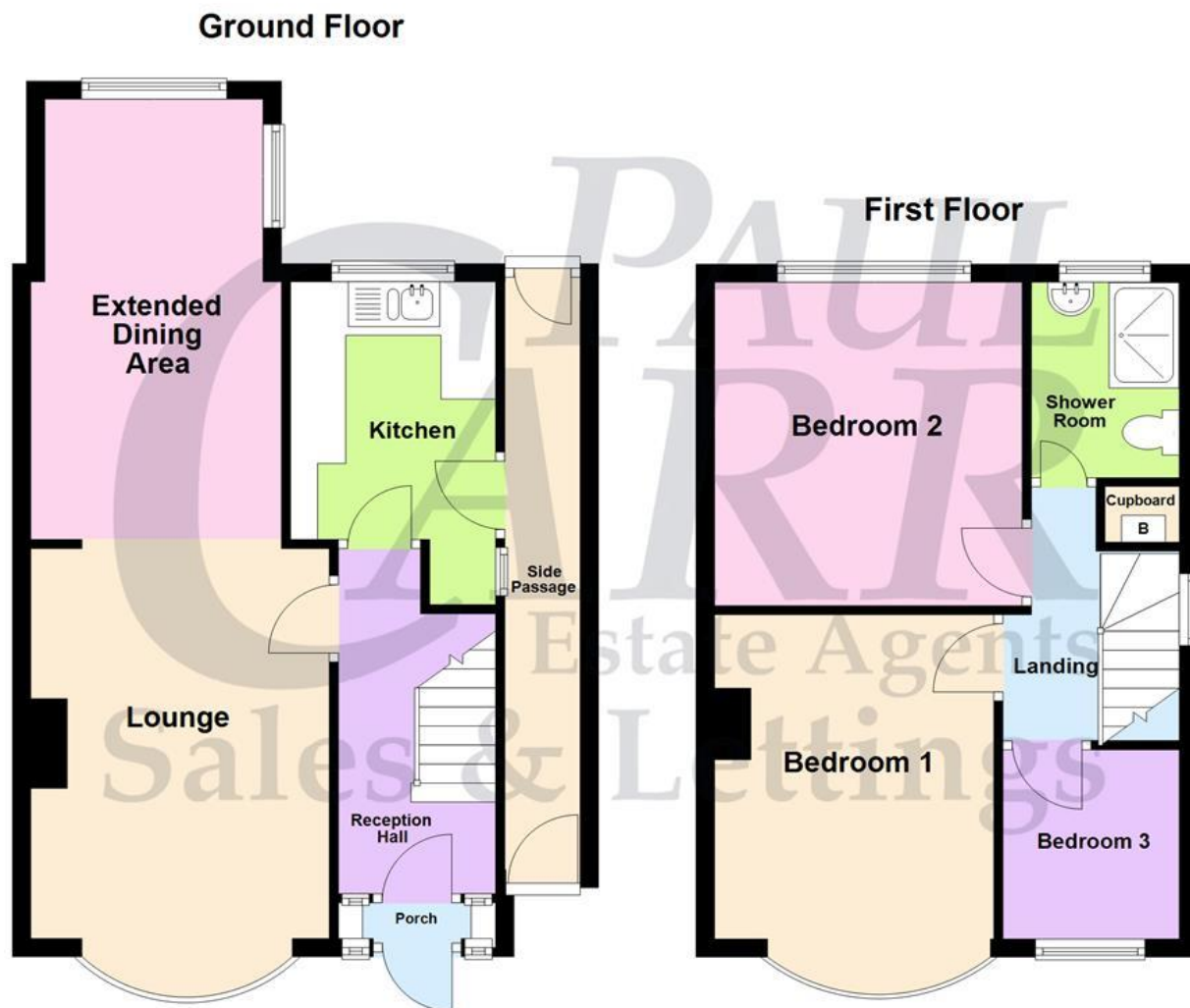
Services connected: Gas Electric Water Drainage

Council tax band: C

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		81 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

Map Location

