



Birdbrook Road, Great Barr  
Birmingham, B44 9TS

**Offers Over £180,000**



# Great Barr

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Offered with no upward chain, this extended two bedroom semi detached has a large extended lounge and is located on this popular road in Great Barr, ideal for First Time Buyers.

Set behind a front garden the property is accessed via a path which leads to a porch with access to the reception hall with stairs off. The kitchen has a comprehensive range of fitted units with space for a cooker, wall mounted central heating boiler, window to the front and an opening leads to the side utility area with spaces for a washing machine and fridge freezer, window to the front and a door opens into a shower room with a macerator style WC. The extended lounge is particularly spacious and has a feature fireplace, open plan staircase to the first floor and patio doors lead out to the garden.

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

Outside the rear garden is a delight with an abundance of mature shrubs, there is a patio area suitable for garden furniture which leads to the lawn, there is a rear right of way and viewing is a must of this double glazed and centrally heated home.







## Property Specification

NO UPWARD CHAIN  
TWO BEDROOMS  
SEMI DETACHED  
LARGE EXTENDED LOUNGE  
TWO BATHROOMS

**Kitchen**  
3.29m (10'10") x 2.74m (9')

**Extended Lounge**  
7.02m (23') max x 5.70m (18'8") max

**Shower Room**  
2.84m (9'4") x 1.19m (3'11")

**Utility Area**  
2.25m (7'5") x 1.18m (3'10")

**Bedroom 1**  
4.39m (14'5") x 3.01m (9'10")

**Bedroom 2**  
3.72m (12'2") x 2.43m (8')

**Bathroom**  
1.92m (6'4") x 1.84m (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: 22nd April 2025

### Viewer's Note:

Services connected: Gas Electric Water Drainage

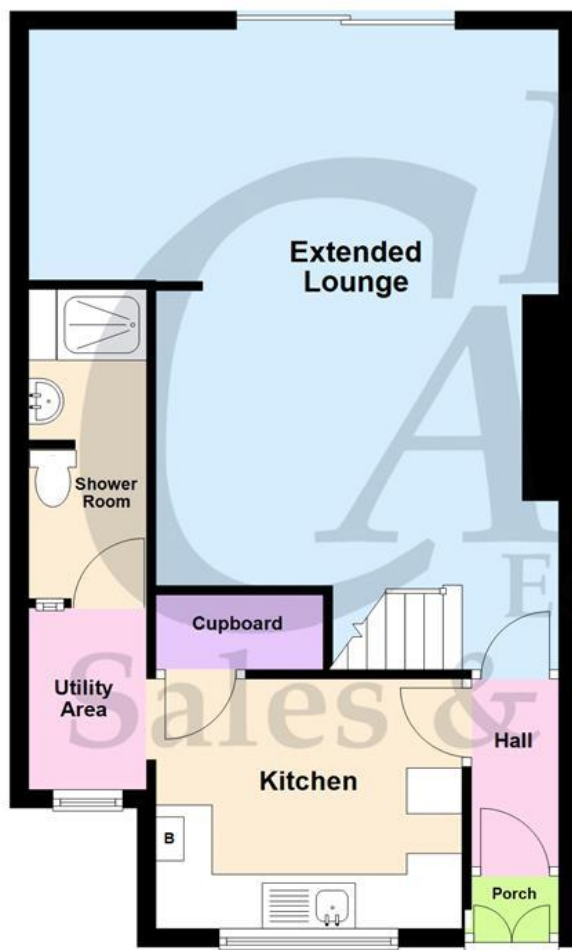
Council tax band: B

Tenure: Freehold

## Floor Plan

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

## Ground Floor



## First Floor



## Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		

## Map Location

