



Weybourne Road, Great Barr
Birmingham, B44 9DE

Offers Over £250,000

Great Barr

Offers Over £250,000

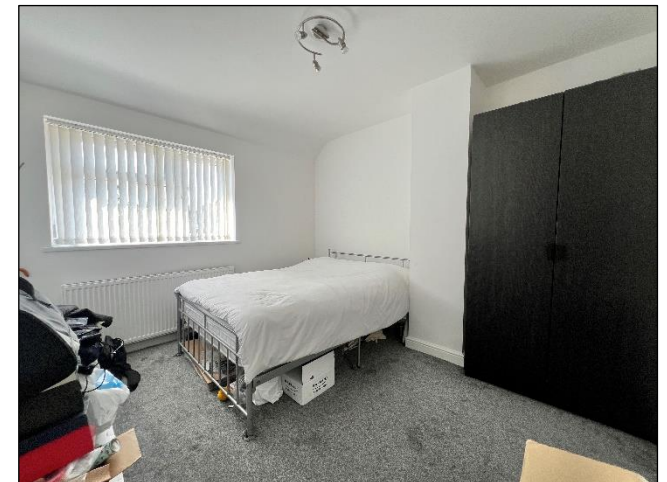


Offering to the market this well presented and recently modernized three-bedroom semidetached home located on Weybourne Road. Situated close to good local, schools, shops and local amenities.

Approached via a driveway suitable for multiple vehicles and entered through a secure porch. Upon entry you are welcomed by a good-sized hallway giving you access to a large lounge/dining room with central heating and bay window.

The kitchen offers an array of wall and base units, plenty of countertop space, sink unit with side drainer and gas hob and oven. Heading upstairs you are presented with three bedrooms, two of which are good-sized doubles and then a smaller but still generously-sized third bedroom. The family bathroom consists of a bathtub with shower over, hand wash unit and WC.

Externally, the home has a good-sized rear garden, with a paved patio, lawned area and fencing to the perimeter. Viewing this home is highly recommended.





Property Specification

THREE BEDROOMS
SEMI DETACHED
WELL PRESENTED
CLOSE TO LOCAL AMENITIES
GOOD SIZED REAR GARDEN

Hallway
3.60m (11'10") x 1.80m (5'11")

Lounge/Dining Room
7.80m (25'7") max x 3.70m (12'2") max

Kitchen
3.50m (11'6") x 2.70m (8'10")

Bedroom 1
3.70m (12'2") x 3.50m (11'6")

Bedroom 2
3.84m (12'7") max x 3.65m (12') max

Bedroom 3
2.60m (8'6") x 2.60m (8'6")

Bathroom
1.80m (5'11") x 1.70m (5'7")

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:

Viewer's Note:

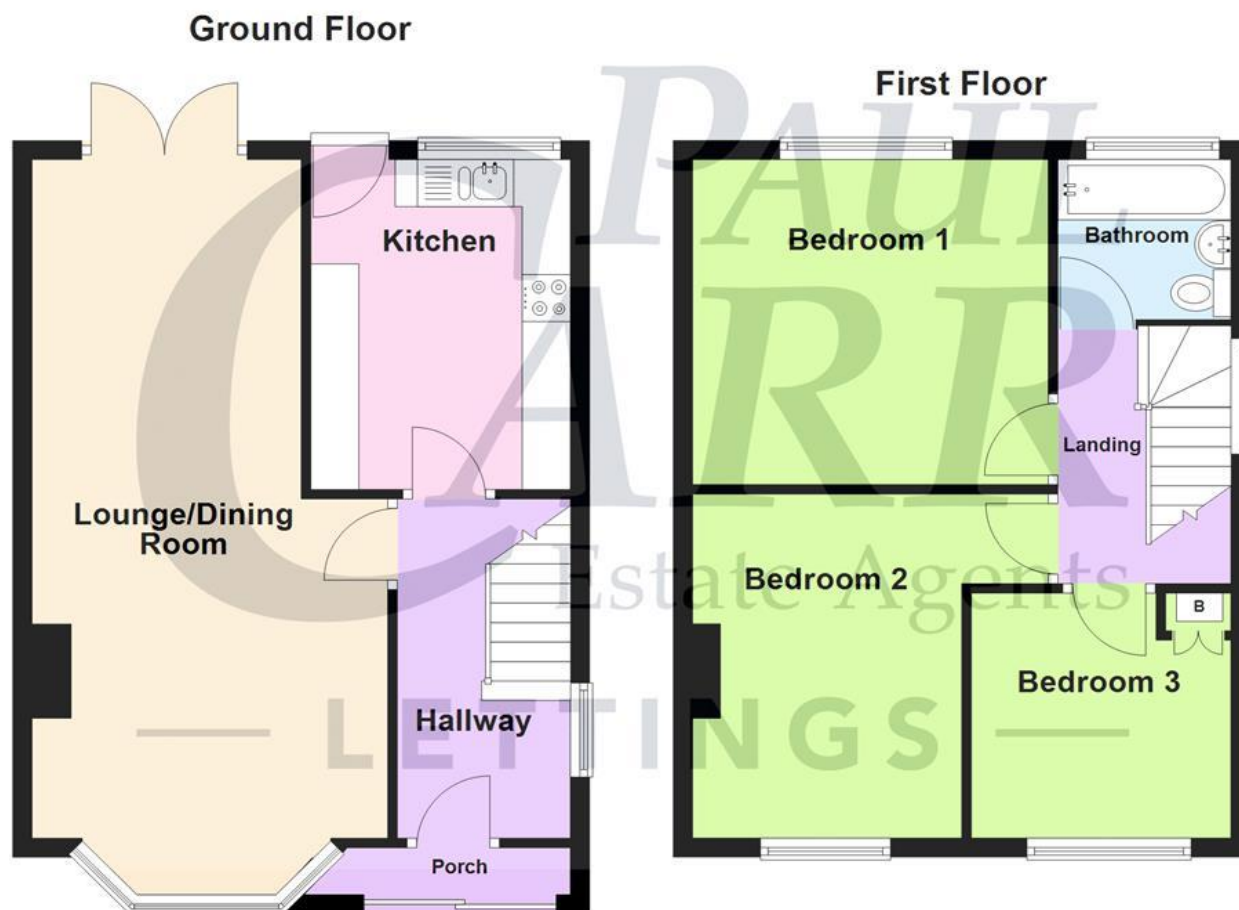
Services connected: Gas Electric Water Drainage

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		87 B
69-80	C		
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

Map Location

