



Brick Kiln Lane, Great Barr
Birmingham, B44 8HG

Offers Over £275,000

Great Barr

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Offered with no upward chain this lovely, immaculately presented two bedroom semi detached bungalow is located on this highly sought after development and is ready to move straight into.

Occupying a superb extensive plot in this prominent position, the impressive property is set behind a good size driveway and front garden and is accessed via an entrance hall with storage off and doors to the lounge as well as a separate WC. The lounge is well proportioned and has a bow window to the front, feature fireplace and ample room for a settee as well as a dining table and chairs. The modern, well fitted kitchen has a range of units with a built in double oven, spaces for a fridge and washing machine and a window and door to the side. An inner hall has a pull down loft ladder and also provides access to the shower room as well as the bedrooms, the master is a good size double with a window to the rear and fitted wardrobes to one wall whilst the second bedroom is also a double with a window to the rear. The ultra modern shower room is a delight and has a white suite with a walk in shower cubicle, wash basin, WC, feature splashbacks, cupboard housing the central heating boiler and a window to the side.

Outside the rear garden offers a high degree of privacy and is mainly lawned with mature shrubs, there is a detached side garage with an additional workshop to the side offering a variety of uses and viewing of this double glazed and centrally heated home is a must.





Property Specification

NO UPWARD CHAIN
TWO BEDROOMS
SEMI DETACHED BUNGALOW
IMMACULATLY PRESENTED
EXTENSIVE PLOT

Lounge
5.99m (19'8") x 3.13m (10'3")

Kitchen
2.97m (9'9") x 2.40m (7'10")

WC
2.40m (7'11") x 1.02m (3'4")

Bedroom 1
3.51m (11'6") x 2.73m (8'11")

Bedroom 2
2.82m (9'3") x 2.77m (9'1") max

Shower Room
2.22m (7'3") x 1.85m (6'1")

Garage
5.08m (16'8") x 2.42m (7'11")

Workshop
4.41m (14'6") x 2.12m (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: 21st August 2025

Viewer's Note:

Services connected: Gas Electric Water Drainage

Council tax band: C

Tenure: Freehold

Floor Plan

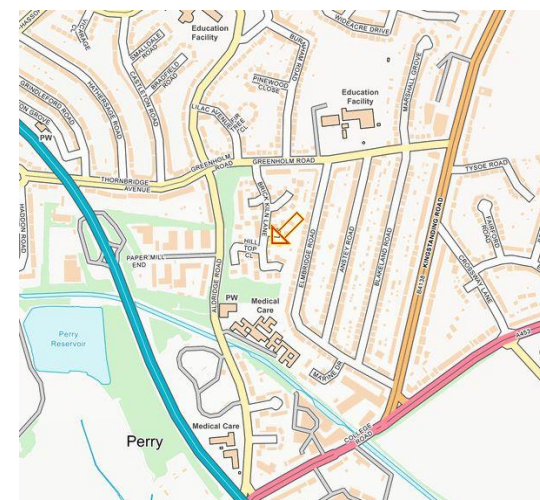
This floor plan is not drawn to scale and is for illustration purposes only



Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		91 B
69-80	C	76 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Map Location



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