



Dyas Road, Great Barr  
Birmingham, B44 8SE

**£230,000**



# Great Barr

£230,000

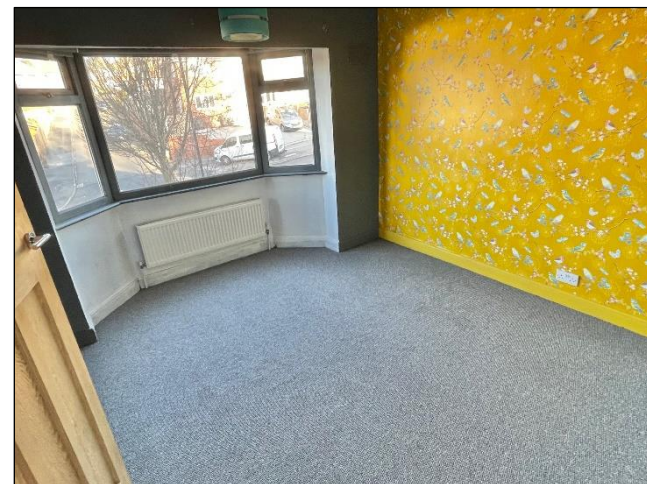


Offered with no upward chain, this impressive and much improved three bedroomed traditional semi detached has a lovely open plan layout to the ground floor making this ideal for modern family life.

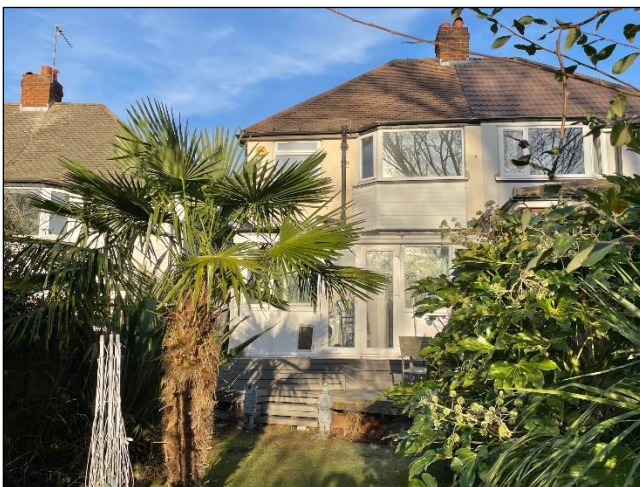
Perfect for First Time Buyers and located on this highly popular road, the property is set behind a block paved driveway and is accessed via an enlarged reception hall with stairs off and a door leads to the open plan family kitchen / living area, perfect for entertaining with a range of kitchen units, built in oven, hob and extractor, breakfast bar, space for an American style fridge/freezer, window to the rear whilst the lounge area has a stunning feature log burner and a bay window to the front. The half bay window with patio doors lead to the rear double glazed sun room offering a variety of uses with windows and double doors to the garden.

On the first floor there are three bedrooms, the master is a double with a half bay window to the rear, the second bedroom is also a double with a bay window to the front whilst the third bedroom is a single and has a window to the front. The bathroom is well appointed with a white suite comprising a P shaped bath with shower over, part wall tiling and a window to the rear.

Outside, tiered decking leads down to the artificial grassed area, with steps to a further garden area and the rear garage, accessed via the rear right of way. This double-glazed and centrally heated home is a must-view.







## Property Specification

NO UPWARD CHAIN  
THREE BEDROOMS  
SEMI DETACHED  
MUCH IMPROVED  
OPEN PLAN LAYOUT

**Reception Hall**  
3.61m (11'10") x 1.67m (5'6")

**Open Plan Lounge/ Kitchen**  
7.69m (25'3") into bay x 4.88m (16') max

**Double Glazed Sunroom**  
4.62m (15'2") x 2.09m (6'10") max

**Bedroom 1**  
4.41m (14'6") max x 3.02m (9'11")

**Bedroom 2**  
3.79m (12'5") x 3.11m (10'3")

**Bedroom 3**  
1.96m (6'5") x 1.67m (5'6")

**Bathroom**  
2.25m (7'5") x 1.76m (5'9")

### 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: 25th November 2025

**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.

### Viewer's Note:

Services connected: Gas Electric Water Drainage

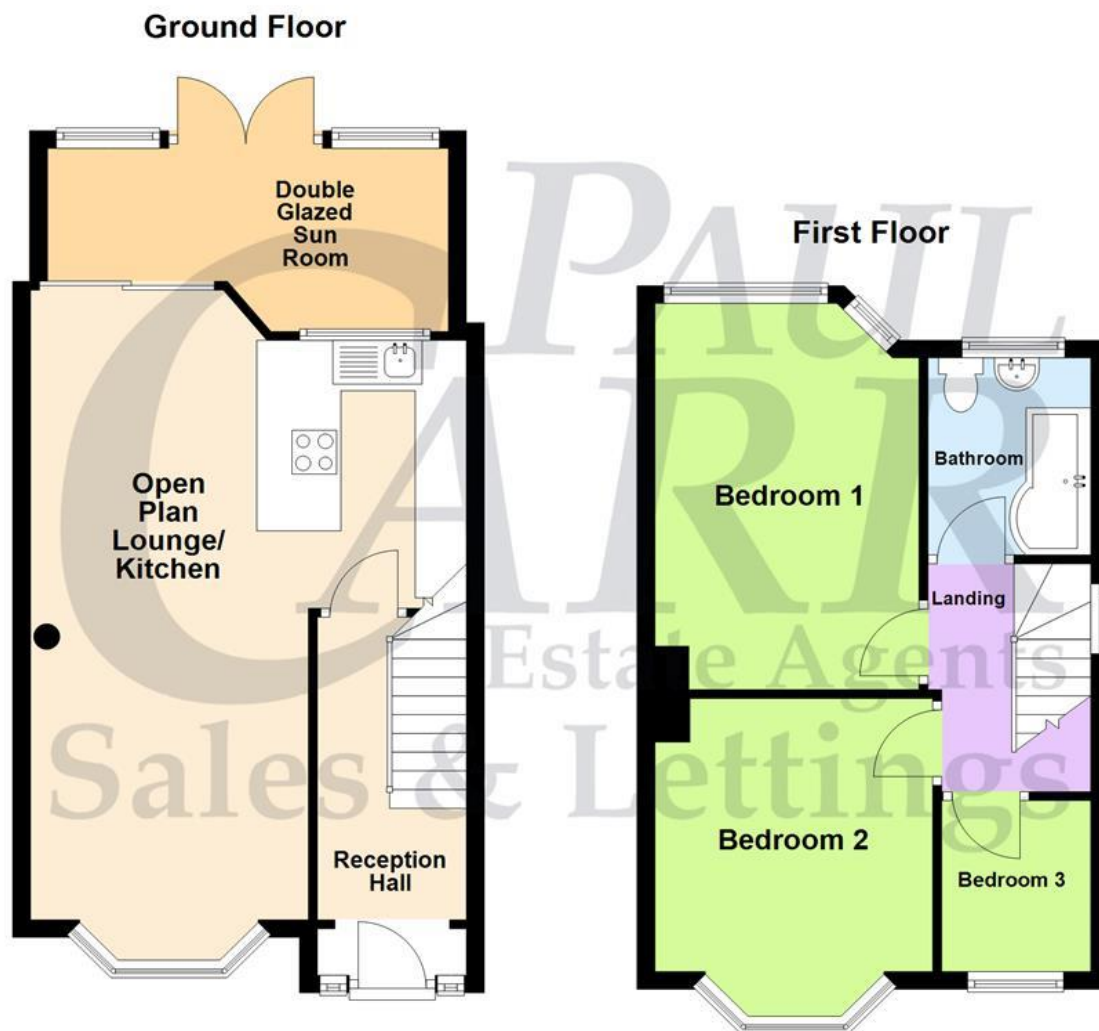
Council tax band: B

Tenure: Freehold

The property was underpinned many years ago prior to our client's purchase.

# 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		
69-80	C		80 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

## Map Location

