



Bowman Road, Great Barr  
Birmingham, B42 2RH

**£210,000**

# Great Barr

£210,000



*Perfectly positioned within the popular Great Barr area, this two-bedroom semi-detached home offers a blend of comfort, practicality, and potential. Located close to well-regarded schools, excellent transport links, and local amenities, this property is ideal for first-time buyers, small families, or investors alike.*

Upon approach, the property benefits from off-road parking with potential to extend for additional parking if desired.

Internally, you're greeted by a welcoming hallway leading through to a bright and spacious through lounge featuring both living and dining areas — the perfect space for relaxing or entertaining guests.

The traditional kitchen offers ample cupboard space and connects seamlessly to a side utility area and a versatile office/study, ideal for home working or extra storage.

Upstairs hosts two generously sized double bedrooms, a separate W.C., and a well-presented family bathroom complete with a modern hand wash basin, panel bath, and heated towel rail.

Externally, the rear garden provides a peaceful retreat with a patio seating area ideal for outdoor dining, decked steps leading to a well-kept lawn, and two handy storage sheds, all enclosed by fencing for privacy and security.

This home presents a fantastic opportunity to live in a highly desirable location with plenty of scope to personalise or extend (subject to planning).





## Property Specification

TWO BEDROOM SEMI  
OFF ROAD PARKING  
UTILITY & OFFICE STUDY SPACE  
TWO DOUBLE BEDROOMS  
WELL PRESENTED FAMILY BATHROOM

Hall 11' 9" x 5' 9" (3.59m x 1.75m)

Kitchen 9' 5" x 8' 10" (2.87m x 2.69m)

Lounge/Dining Room  
6.79m (22'3") x 3.52m (11'7") max

Utility 3.70m (12'2") x 1.41m (4'8")

Office 5' 6" x 4' 2" (1.67m x 1.26m)

W.C 4' 8" x 3' 4" (1.43m x 1.02m)

Bathroom 5' 5" x 5' 0" (1.65m x 1.53m)

Bedroom 2 11' 2" x 11' 8" (3.41m x 3.56m)

Bedroom 1 9' 11" x 14' 8" (3.03m x 4.47m)

### 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: mains electricity, gas, water and drainage  
Council tax band: B  
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             |         | 82 B      |
| 69-80 | C             | 69 C    |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

## Map Location

