



ASIF KOLA
REALTY
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Baltimore Road, Birmingham, B42 1QL

Guide Price £240,000

3 1 2



Three car driveway. A garage out back. And a garden with real length to it. Great Barr doesn't get much better than this — and it comes with no onward chain.

Through the porch, this extended end of terrace opens into a front reception room flowing to a dining room behind — the layout that actually works for family life. From there, an extended kitchen diner with six-ring burner, integrated dishwasher and overhead extractor, plus a separate utility housing the American fridge freezer, with space for a washing machine and dryer too.

Upstairs, two proper double bedrooms and a third over the extension — genuinely usable, not just a box room — with a family bathroom fitted with an over-bath shower.

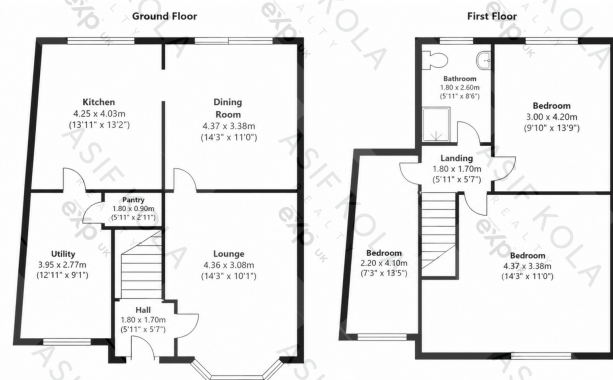
Outside, a small patio gives way to a lengthy garden with established shrubs, raspberry plants and a fig tree, backing onto a garage with rear access.

Recently rented, gas central heating, double glazed throughout. It needs a bit of cosmetic love, but the space, the layout and the plot are already doing the hard work. Ideal for first-time buyers or investors — this one rents as well as it lives in, with Ofsted-rated Dorrington Academy, Perry Hall Park and **Alexander Stadium** all close by, plus Hamstead and Perry Barr stations for easy commuting.

Guide price £240,000. No chain. Quote AK0218 — Asif Kola Realty | eXp.

Premium homes deserve premium representation.





Asif Kola Realty - Bespoke Estate Agent

Floorplan is for illustrative purposes only and is not to scale.

Every attempt has been made to ensure the accuracy of the floorplan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only.

- Quote AK0218 when enquiring about this property
- No onward chain & an off road driveway for three cars.
- Garage to the rear with rear access
- Lengthy rear garden with established shrubs and fig tree
- Ideal for first-time buyers or investors seeking strong rental appeal
- Extended three bedroom end of terrace family home
- Ofsted-rated Dorrington Academy on the doorstep
- Two reception rooms plus extended kitchen and utility
- Family bathroom with over-bath shower
- Thinking of selling? Contact me for your home valuation – I'm Asif Kola, a multi-award-winning estate agent, trusted for a reason.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		