



Birdbrook Road, Great Barr  
Birmingham, B44 8SA

Offers Over £200,000

# Great Barr

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Welcoming to the market this well presented two-bedroom end terrace family home. Situated close to good local schools, shops, and amenities and it is perfect for first time buyers and investors.

Approached via a driveway suitable for multiple vehicles and entered through a secure porch. Upon entry you are welcomed into a hall giving you access to the large open plan living/dining room. The good-sized kitchen extension offers an array of wall and base units, plenty of countertop space, sink unit with side drainer and space for suitable fitted appliances.

Heading upstairs you are presented with two double bedrooms. The family bathroom consists of a P-shaped bath with shower over, hand wash unit and WC.

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



## Property Specification



TWO BEDROOM END TERRACE  
DRIVEWAY FOR TWO VEHICLES  
LARGE KITCHEN EXTENSION  
WELL PRESENTED BATHROOM  
LARGE PRIVATE GARDEN



**Lounge**  
4.11m (13'6") max into bay x 3.60m (11'10")

**Dining Room**  
4.50m (14'9") x 3.30m (10'10")

**Kitchen Extension**  
4.30m (14'1") x 3.00m (9'10")

**Bathroom**  
2.45m (8') x 1.60m (5'3")

**Bedroom 1**  
4.52m (14'10") max x 3.30m (10'10")

**Bedroom 2**  
3.30m (10'10") x 2.80m (9'2")

### 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: 17th October 2025

### Viewer's Note:

Services connected: Gas Electric Water 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		
69-80	C		78 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

## Map Location

