



Ashover Road, Great Barr  
Birmingham, B44 9BA

**£195,000**

# Great Barr

£195,000



*This well-presented two-bedroom end-of-terrace home offers a perfect blend of comfort and practicality, making it an ideal choice for first-time buyers, small families, or investors. Situated in a desirable residential area, the property benefits from off-street parking, providing convenient and secure space for your vehicle.*

Being an end-of-terrace, the home enjoys added privacy and extra natural light throughout.

The ground floor features a welcoming entrance hallway leading into a bright and spacious living room, ideal for relaxing or entertaining. To the rear, a modern fitted kitchen offers ample storage and workspace, with room for dining and access to the garden.

Upstairs, the property comprises two well-proportioned bedrooms and a family bathroom, all presented in good condition

.Externally, the home boasts a private rear garden, perfect for outdoor dining or enjoying warmer months, along with the added benefit of side access.

Located close to local amenities, schools, and transport links, this charming home combines convenience with comfortable living.





## Property Specification

END OF TERRACE  
TWO DOUBLE BEDROOMS  
WELL KEPT REAR GARDEN  
PRIVATE DRIVEWAY  
POPULAR LOCATION

**Kitchen**  
13' 11" x 11' 9" (4.23m x 3.57m)

**Lounge**  
14' 0" x 10' 0" (4.26m x 3.05m)

**Bedroom 1**  
14' 0" x 10' 0" (4.26m x 3.06m)

**Bedroom 2**  
14' 10" x 8' 11" (4.51m x 2.72m)

**Bathroom**  
8' 2" x 5' 1" (2.48m x 1.54m)

### Viewer's Note:

Services connected: mains electricity, gas, water and drainage  
Council tax band: A  
Tenure: Freehold

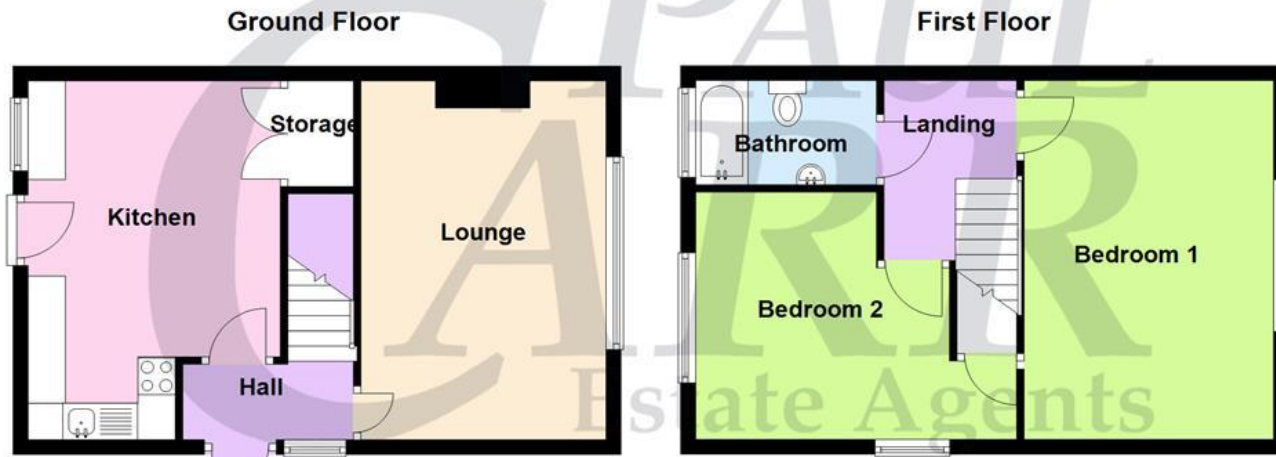
### Agent's Note:

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:

**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.

# 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	69 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## Map Location

