



Rowdale Road, Great Barr
Birmingham, B42 2DQ

£230,000

Great Barr

£230,000



Three bedroom end of terrace home in the heart of Great Barr.

Featuring a good-sized paved driveway with an electric EV charger and parking for multiple vehicles, plus removable security bollards at the front including a full CCTV system for added peace of mind.

Inside, a secure porch opens into a welcoming hallway with useful under stairs storage.

From here, a cosy lounge with a character fireplace and front facing window flows through to the open plan kitchen diner. The kitchen is finished in a stylish black and white design, with a good range of wall and base units and space for free standing appliances. There is excellent potential to extend to the rear subject to planning permissions.

Upstairs are two double bedrooms, plus a versatile third single BOX room, ideal as a child's room, home office or dressing room. The family bathroom includes a bath with shower, W.C, wash hand basin and heated towel rail.

Outside, the rear garden is well presented, with a paved patio area for furniture, lawn and a further stone paved section to the rear.

With a good degree of privacy and not directly overlooked, the garden can be enjoyed throughout the seasons.

Located close to well regarded schools, local amenities and convenient transport links, this home offers generous living space, potential to extend and is ideal for first time buyers, young families and investors alike.

Viewing is highly recommended.





Property Specification

END OF TERRACE
ELECTRIC EV CHARGER POINT
KITCHEN/DINER
CCTV SYSTEM
DESIRABLE GARDEN

Hall
11' 11" x 5' 5" (3.62m x 1.64m)

Lounge
14' 10" x 9' 11" (4.51m x 3.02m)

Kitchen/Diner
10' 6" x 15' 9" (3.20m x 4.80m)

Shower Room
6' 9" x 5' 10" (2.046m x 1.79m)

Bedroom 1
12' 9" x 9' 6" (3.89m x 2.89m)

Bedroom 2
9' 11" x 9' 6" (3.01m x 2.90m)

Bedroom 3
9' 0" x 6' 10" (2.75m x 2.075m)

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:

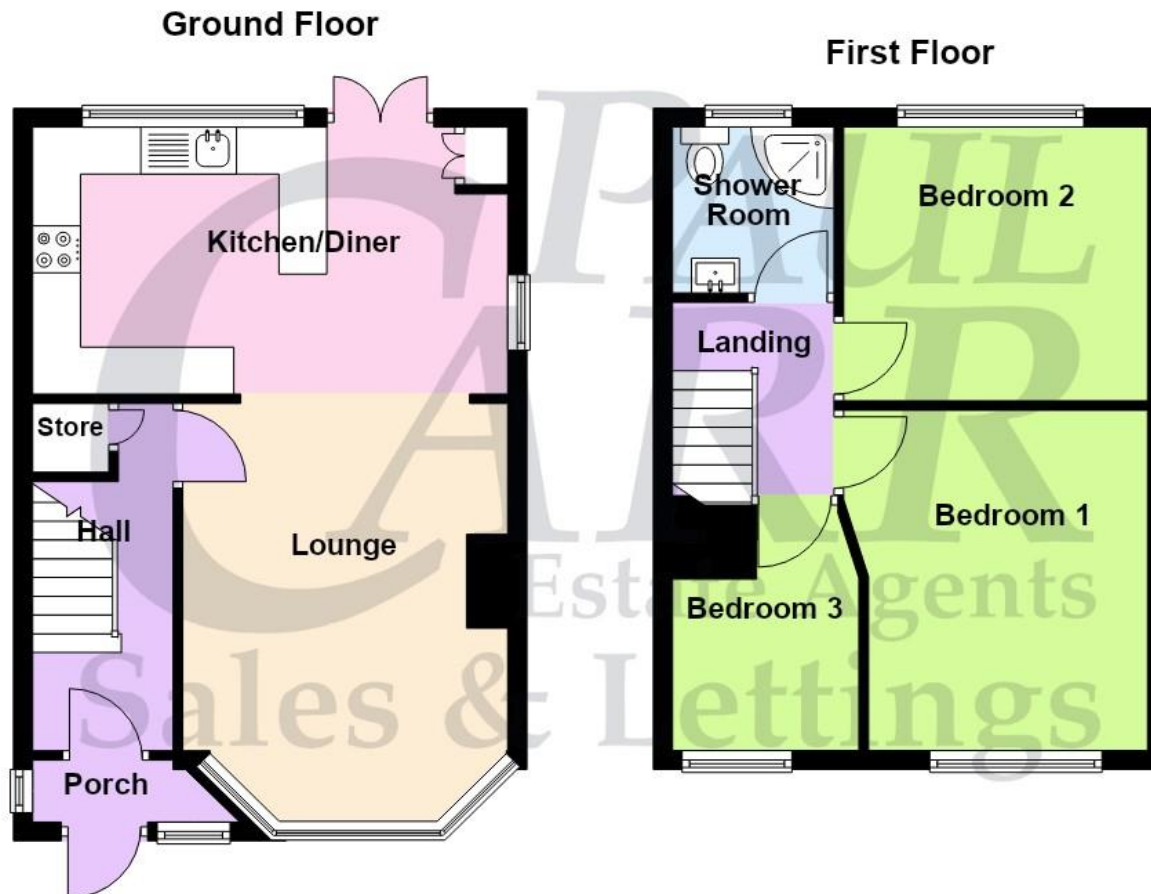
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Viewer's Note:

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		
69-80	C		70 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

Map Location

