



Delhurst Road, Great Barr
Birmingham, B44 9UU

Offers Over £240,000

Great Barr

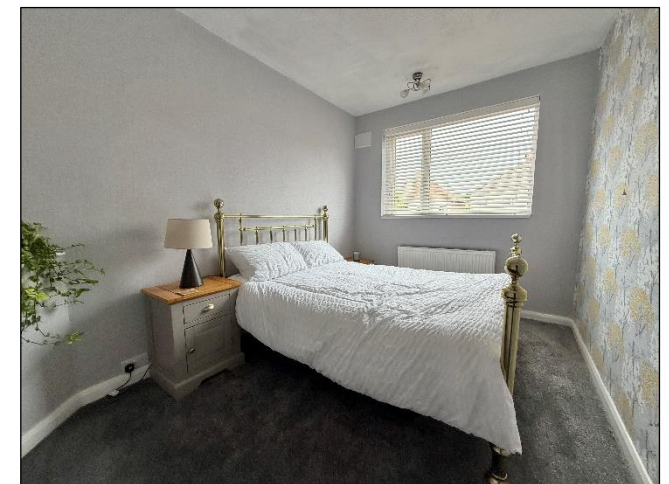
Offers Over £240,000



Welcoming to the market this well presented three bedroom family home with the benefit of no upward chain. Situated close to good local schools, shops and amenities making it perfect for first time buyers and families.

Approached via a block paved driveway and entered through a secure porch. Upon entry you are welcomed by a hall giving you access to the ground floor. The lounge/dining room is a large space with bay window to the front, storage cupboard and central heating. The kitchen extension offers an array of wall and base units, plenty of countertop space, sink unit with side drainer, electric hob and oven and built in fridge/freezer. Washing machine and dish washer. Heading upstairs you are presented with three bedrooms, two of which are good sized doubles and then a smaller but still generously sized third bedroom. The family bathroom consists of a bathtub with shower over, hand wash unit and WC.

Externally, the home has a lovely private south facing rear garden with a paved patio, lawned area, new fencing and a further patio space at the bottom of the garden. Viewing this home is highly recommended.



Property Specification



THREE BEDROOM FAMILY HOME
NO UPWARD CHAIN
DRIVEWAY
KITCHEN EXTENSION
LARGE LOUNGE/DINING ROOM

Lounge/Dining Room
8.63m (28'4") max into bay x 3.30m (10'10") max

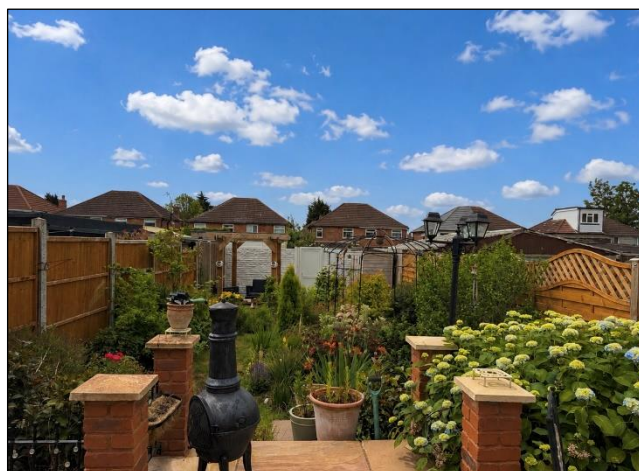
Kitchen Extension
4.30m (14'1") x 2.40m (7'10")

Bedroom 1
4.20m (13'9") x 2.80m (9'2")

Bedroom 2
3.80m (12'6") x 2.60m (8'6")

Bedroom 3
2.80m (9'2") x 1.90m (6'3")

Bathroom
2.50m (8'2") x 1.60m (5'3")



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.

Viewer's Note:

Services connected: Gas Electric Water Drainage Water Meter

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		85 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

Map Location

