



Birdbrook Road, Great Barr  
Birmingham, B44 9UE

**Offers Over £190,000**

# Great Barr

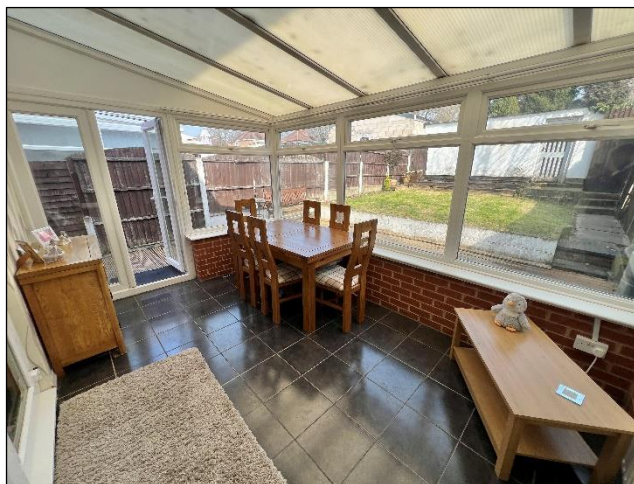
Offers Over £190,000



Welcoming to the market with no onward chain, this well presented two bedroom semi detached home located on the popular Birdbrook Road.

Situated close to good local schools, shops, and amenities and it is perfect for first time buyers and investors. Approached via a block paved driveway suitable for multiple vehicles and entered through the front door. Upon entry you are welcomed by a hallway giving you access to the kitchen, offering an array of wall and base units, plenty of countertop space, sink unit with side drainer, electric hob and oven and space for suitable fitted appliances. The rear lounge is a good-sized room with an electric fireplace and opens into a lovely conservatory. Heading upstairs you are presented with two bedrooms, the main bedroom benefiting from built in wardrobes. The family bathroom consists of a bathtub with shower over, hand wash unit and WC.

Externally, the home has a good sized private rear garden with a decking area, lawn and a double garage to the rear. Viewing this home is highly recommended.





## Property Specification

TWO BEDROOMS  
SEMI DETACHED  
TWO RECEPTION ROOMS  
CONSERVATORY  
REAR GARAGE

**Kitchen**  
3.70m (12'2") x 2.00m (6'7")

**Lounge**  
4.40m (14'5") x 3.00m (9'10")

**Conservatory**  
2.9m (9' 6") x 4.2m (13' 9")

**Bedroom 1**  
4.40m (14'5") x 3.00m (9'10")

**Bedroom 2**  
3.72m (12'2") x 2.40m (7'10") max

**Bathroom**  
6' 3" x 6' 7" (1.9m x 2m)

### 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:

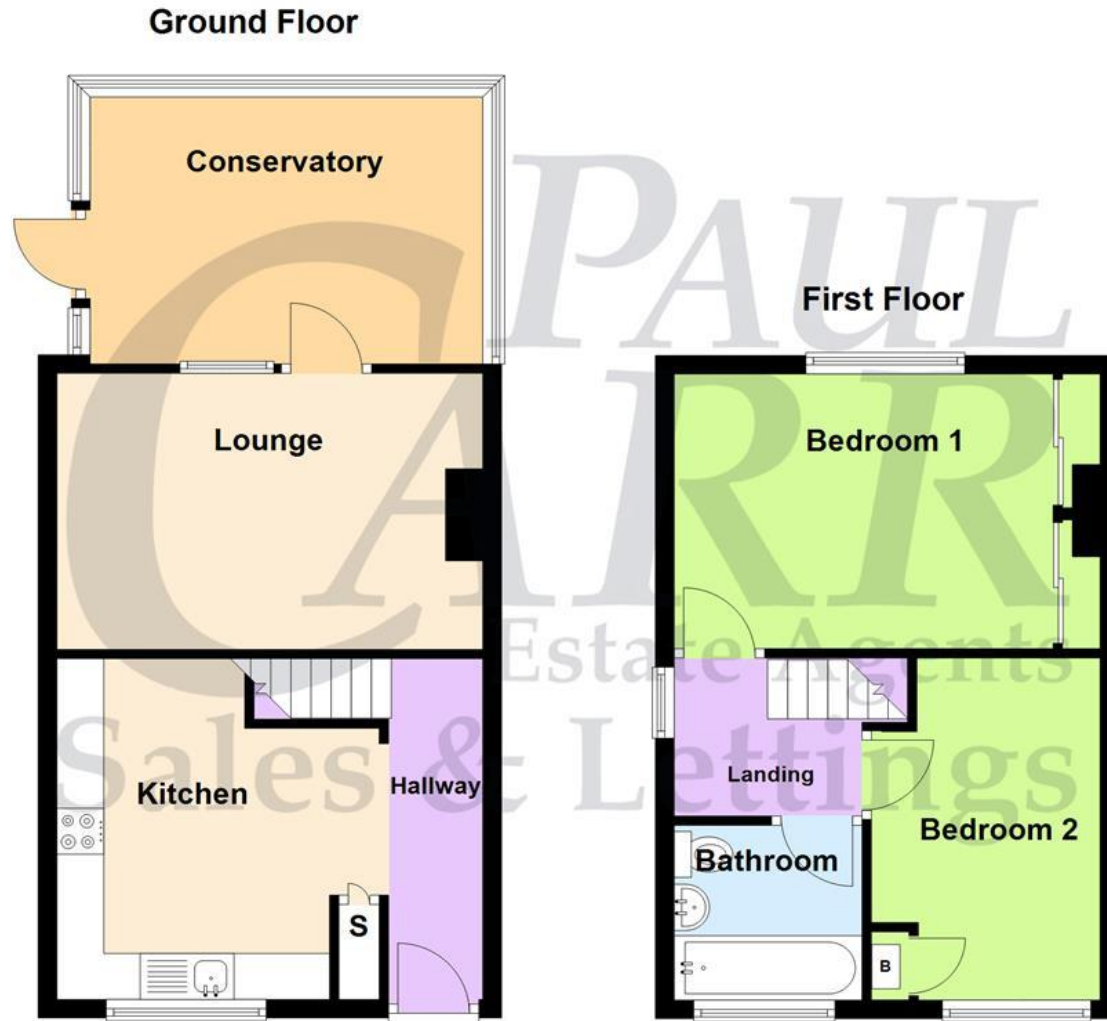
Services connected: Gas Electric Water Drainage Water Meter

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		88 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

## Map Location

