



Dyas Road, Great Barr
Birmingham, B44 8SZ

Offers Over £200,000

Great Barr

Offers Over £200,000



Welcoming to the market this well presented two bedroom semi detached home located on the popular Dyas Road. Situated close to good local shops, schools and amenities.

Approached via steps alongside a paved frontage and entered through a secure porch. Upon entry you are welcomed by a hallway giving you access to a front lounge with a bay window looking out to the front aspect. Through the hall also opens into the rear reception room. The kitchen extension offers an array of wall and base units, plenty of countertop space, sink unit with side drainer, built in oven and space for other suitable fitted appliances with the washing machine included. Heading upstairs you are presented with two double bedrooms, both benefiting from built in storage. The family bathroom consists of a bathtub with shower over, hand wash unit and WC.

Externally, the home has a private rear garden with a paved patio, lawned area and a useful garage and lean to at the rear with access for vehicles. Viewing this home is highly recommended.





Property Specification

TWO BEDROOMS
SEMI DETACHED
EXTENDED KITCHEN
NO UPWARD CHAIN
EXCELLENT LOCATION

Lounge
3.70m (12'2") max into bay x 3.30m (10'10")

Dining Room
4.30m (14'1") x 3.00m (9'10")

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

Bathroom
2.1m (6' 11") x 1.6m (5' 3")

Bedroom 2
3.90m (12'10") max x 2.60m (8'6")

Bedroom 1
4.30m (14'1") 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: 10.3.26

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

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

Map Location

