



Atlantic Road, Great Barr  
Birmingham, B44 8LP

Offers Over £180,000

# Great Barr

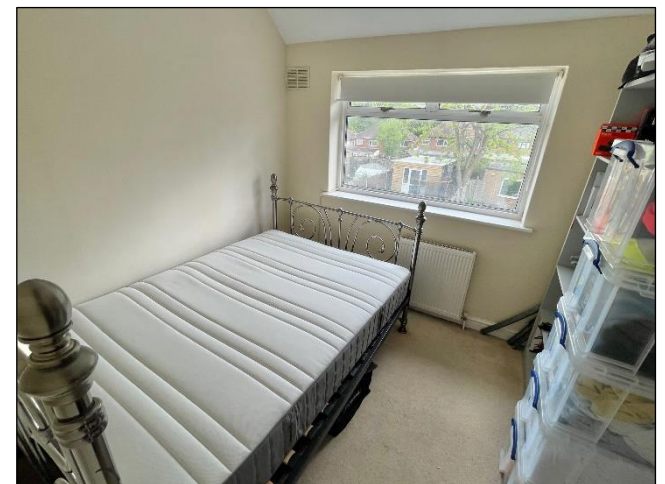
Offers Over £180,000



This extended two bedroom traditional semi detached is located on this highly popular road and is ideal for First Time Buyers.

Set behind a gravelled frontage, the property has a canopy porch with the front door leading to an open plan ground floor, perfect for modern family life, with a half bay window to the front, stairs off and a useful understairs storage cupboard. The kitchen extension provides excellent space and comes with some fitted units, built in oven and hob, space for a washing machine, wall mounted boiler, large window to the rear and a door to the side lean to in need of a new roof. On the first floor there are two bedrooms, the master is a double with a window and a half bay window to the front and a built in storage cupboard whilst the second bedroom will take a double bed and has a window to the rear. The modern bathroom has a white suite with a shower over the bath, wall tiling and a window to the rear.

Outside there is a good size patio area suitable for garden furniture leading to the lawn with a large rear garage / workshop accessed via the rear right of way. Viewing of this double glazed and centrally heated home is a must to fully appreciate all that is on offer.





## Property Specification

TRADITIONAL SEMI DETACHED  
TWO BEDROOMS  
BATHROOM  
LARGE OPEN PLAN LOUNGE  
KITCHEN EXTENSION

**Open Plan Lounge**  
5.67m (18'7") into bay x 4.77m (15'8") max

**Kitchen Extension**  
4.89m (16'1") x 2.32m (7'7") max

**Bedroom 1**  
3.79m (12'5") x 3.29m (10'10") into bay

**Bedroom 2**  
2.90m (9'6") max x 2.43m (8')

**Bathroom**  
1.88m (6'2") x 1.78m (5'10")

### 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: 11<sup>th</sup> May 2026

**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:

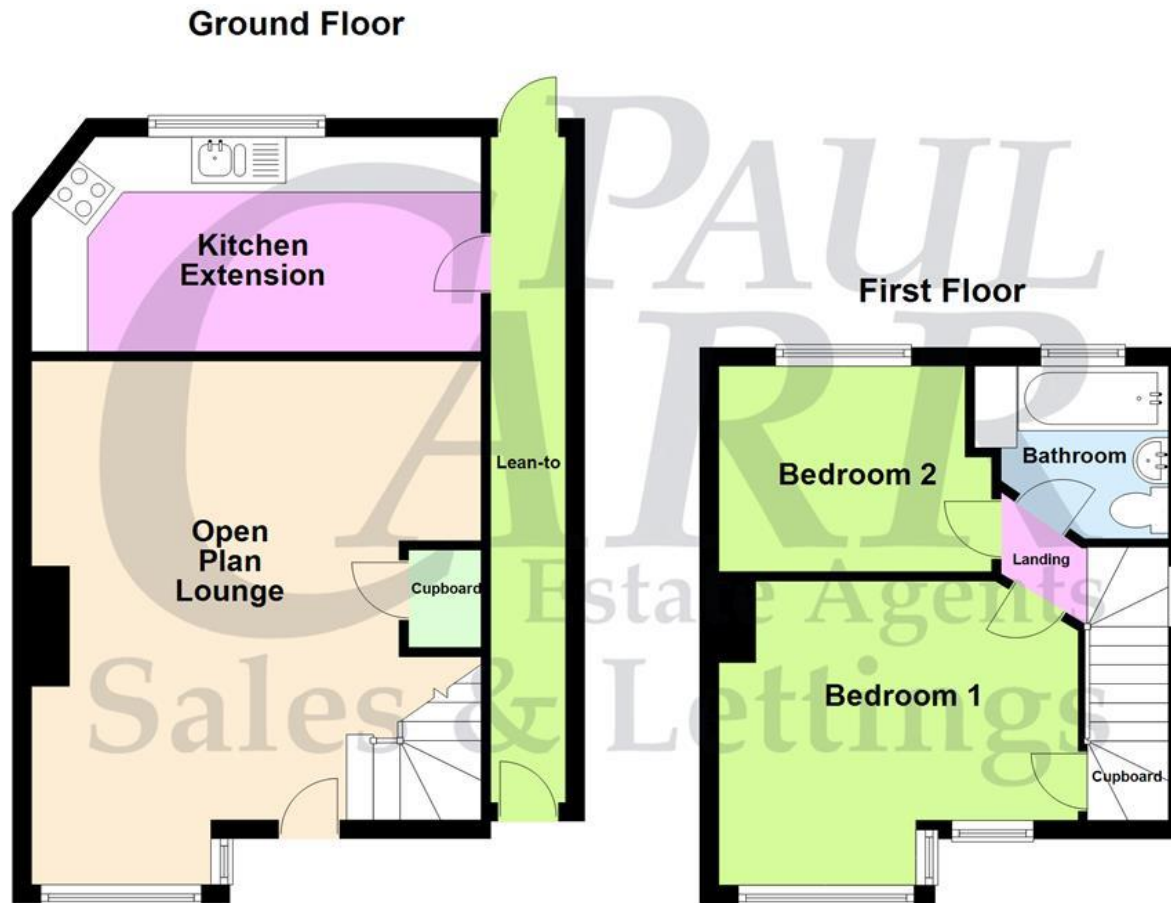
Services connected: Gas Electric Water Drainage

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		88 B
69-80	C		
55-68	D		
39-54	E	48 E	
21-38	F		
1-20	G		

## Map Location

