



Dunedin Road, Great Barr
Birmingham, B44 9DW

Offers Over £250,000

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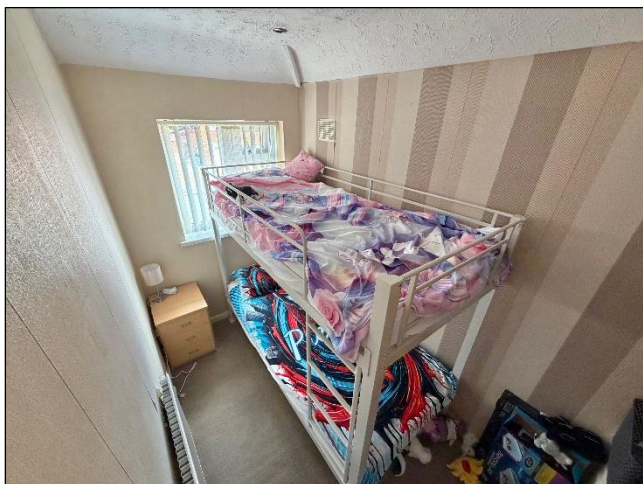
Welcoming to the market this well presented three bedroom semi detached house located on the popular Dunedin Road. Situated close to good local schools, shops and amenities making it perfect for first time buyers and growing families.

Approached via a driveway suitable for multiple vehicles and entered through the front door. Upon entry you are welcomed by a hallway giving you access into the open plan kitchen/dining room. The kitchen offers an array of wall and base units, plenty of countertop space, sink unit with side drainer, gas hob and oven, and space for suitable fitted appliances. The lounge is a good size with a half bay window and is modernly decorated. Completing the ground floor is useful conservatory leading out to the garden.

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 good size private rear garden with a paved patio, lawned area, fencing and a garage to the rear. Viewing this property is highly recommended





Property Specification

THREE BDROOMS
SEMI DETACHED
CONSERVATORY
REAR GARAGE
PERFECT FOR FIRST TIME BUYERS

Hallway
3.29m (10'10") x 1.62m (5'4")

Lounge
3.06m (10') max x 3.05m (10') max

Kitchen/Dining Room
4.77m (15'8") max x 3.65m (12') max

Conservatory
4.70m (15'5") x 2.16m (7'1")

Bedroom 1
3.06m (10') max x 1.13m (3'9") max

Bedroom 2
3.66m (12') max x 2.99m (9'10") max

Bedroom 3
2.00m (6'7") max x 1.62m (5'4") max

Bathroom
1.78m (5'10") x 1.66m (5'5")

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: 13th July 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:

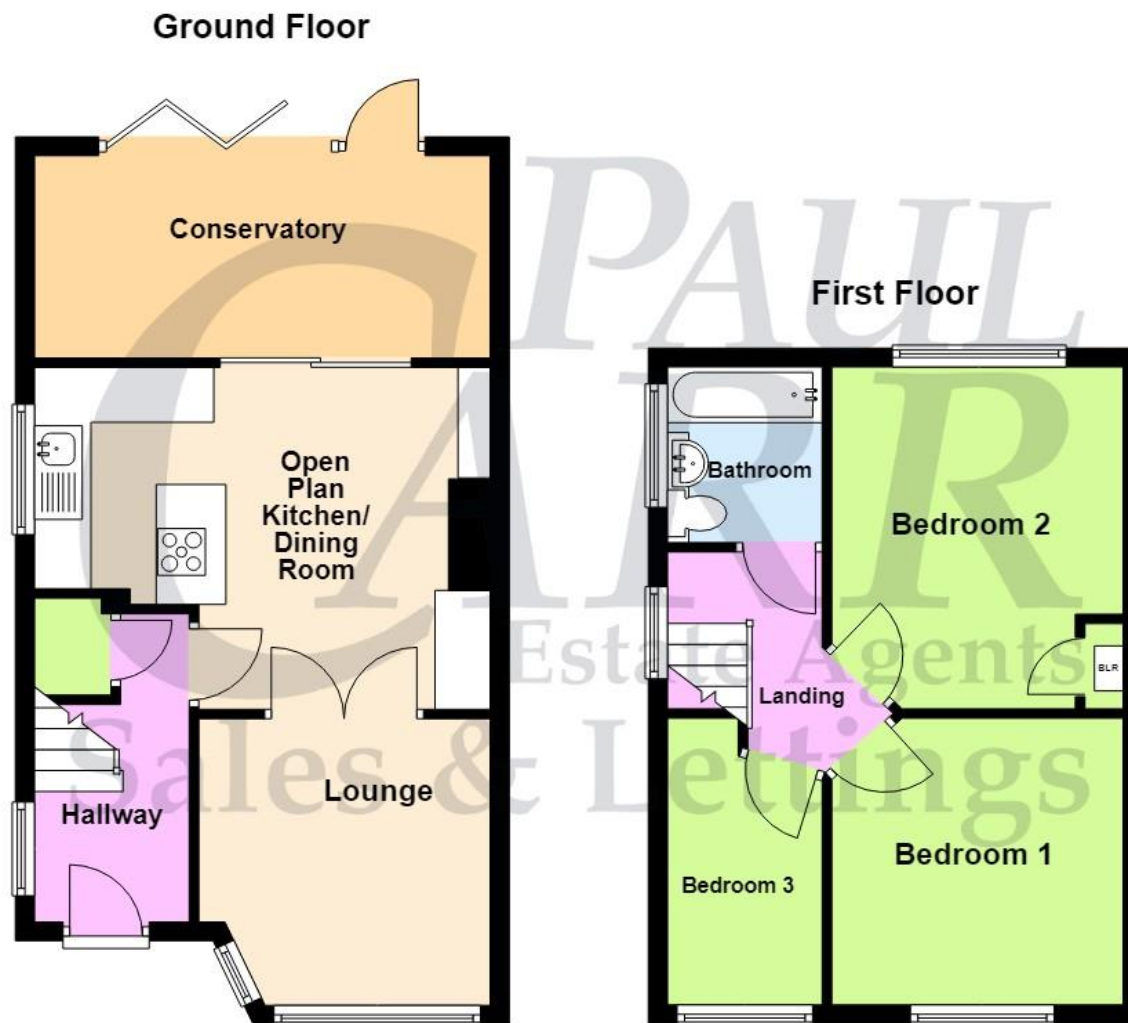
Services connected: Gas Electric Water Drainage

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		84 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Map Location

