



Atlantic Road, Great Barr  
Birmingham, B44 8LJ

£200,000

# Great Barr

£200,000

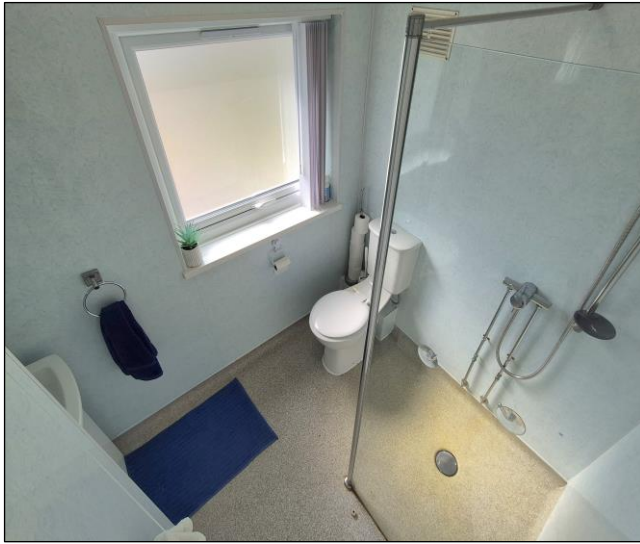


Offered with no upward chain and being Sold as Freehold on completion, this well presented two bedroom traditional semi detached is ideal for First Time Buyers and is located on this highly popular road.

Set behind a block paved driveway, this attractive property is accessed via a reception hall with stairs off and a door leads to the lounge with a half bay window to the front and patio doors lead to the lovely sun room offering a variety of uses with windows and a door to the garden. The kitchen is well fitted and has a range of units with a built in oven, microwave and hob, space for a washing machine and there is an opening into the sun room as well as a door into the hall. On the first floor there are two bedrooms, the master is a double with a window and a half bay window to the front, fitted wardrobes to one wall as well as an over stairs storage cupboard whilst the second bedroom has a fitted wardrobe and a window to the rear.

Outside the rear garden has an extensive slabbed patio area suitable for garden furniture which leads to the lawn, there is a gated side entrance, a rear right of way and viewing of this double glazed and centrally heated home is a must.





## Property Specification

NO UPWARD CHAIN  
TWO BEDROOMS  
BATHROOM  
GOOD SIZE LOUNGE  
FITTED KITCHEN

**Lounge**  
5.71m (18'9") into bay x 2.86m (9'5")

**Sun Room**  
4.58m (15' 0") x 2.16m (7' 1")

**Kitchen**  
2.60m (8'6") x 1.78m (5'10")

**Bedroom 1**  
3.72m (12'2") x 3.27m (10'9") into bay

**Bedroom 2**  
2.88m (9'5") max x 2.46m (8'1")

**Shower Room**  
1.82m (6' 0") x 2.27m (7' 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:

**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:

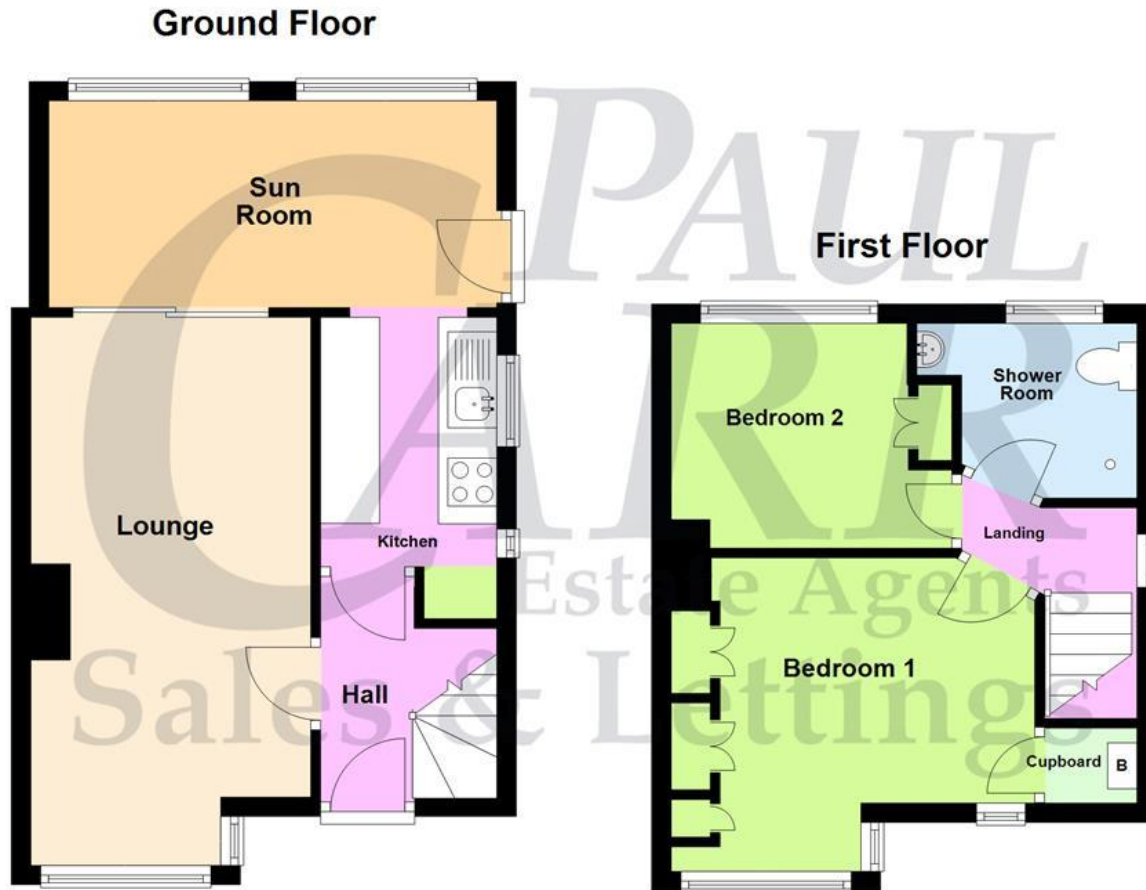
Services connected: Gas Electric Water Drainage Water Meter

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		
69-80	C		80 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

## Map Location

