



Elliston Avenue, Great Barr  
Birmingham, B44 8TJ

**£210,000**



# Great Barr

£210,000



This immaculately presented two bedroom end terraced is ideal for First Time Buyers and is located in this popular cul de sac off Dyas Road.

Set behind a block paved frontage (purchaser to drop kerb) the property has an open plan hall area / lounge with stairs off, feature fireplace and a window to the front. The dining kitchen is a good size and has a range of fitted units, ample room for a table and chairs, spaces for a range cooker, washing machine and fridge/freezer, understairs storage cupboard off and double doors lead out to the garden.

On the first floor there are two bedrooms, the master is an excellent double with a window to the front and fitted wardrobes to one wall whilst the second bedroom is a double and has a window to the rear. The well appointed bathroom has a white suite with a shower over the bath, part wall tiling and a window to the rear.

Outside the attractive rear garden forms a particularly impressive feature and has a covered patio area suitable for garden furniture, gated side entrance and a good size lawned area with stepping stone steps to a large double garage accessed via the rear right of way and viewing is a must of this lovely double glazed and centrally heated home.







## Property Specification

IMMACULATELY PRESENTED  
TWO BEDROOMS  
END TERRACED  
OPEN PLAN LOUNGE  
WELL APPOINTED BATHROOM



Open Plan Lounge  
3.94m (12'11") x 3.61m (11'10")

Dining Kitchen  
4.49m (14'9") x 3.36m (11')

Bedroom 1  
4.61m (15'2") max x 3.32m (10'11")

Bedroom 2  
3.39m (11'1") x 2.67m (8'9")

Bathroom  
2.42m (7'11") x 1.79m (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: 26th August 2025

### 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		
69-80	C		76 C
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		

## Map Location

