



Dyas Road, Great Barr
Birmingham, B44 8TE

Offers Over £170,000

Great Barr

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A two-bedroom end terraced located on this highly popular road, close to local shops and perfect for First Time Buyers.

Set behind a block paved driveway, the property is accessed via a porch which leads to the entrance hall with stairs off and an opening to the spacious open plan lounge / dining kitchen with a bay window to the front, space for settees as well as a dining table and there are some fitted units with space for a cooker, window to the side whilst a window and door lead to the rear verandah which offers a variety of uses.

On the first floor there are two bedrooms, the master is a well-proportioned double with a window to the front whilst the second bedroom is also a double with a window to the rear. The bathroom has a white suite with a shower over the bath, wall tiling and a window to the rear.

Outside the rear garden has a slabbed patio area leading to the lawn with a rear right of way and this double glazed and centrally heated home must be viewed.





Property Specification

TWO BEDROOMS
END TERRACED
HIGHLY POPULAR ROAD
CLOSE TO LOCAL SHOPS
PERFECT FOR FIRST TIME BUYERS

Open Plan Lounge / Dining Kitchen
7.42m (24'4") into bay x 4.61m (15'1") max

Verandah
3.70m (12'2") x 2.55m (8'4")

Bedroom 1
3.59m (11'9") x 3.31m (10'10")

Bedroom 2
3.41m (11'2") x 2.75m (9')

Bathroom
2.40m (7'11") x 1.76m (5'9")

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: 6th December 2023

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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		84
(69-80)	C		
(55-68)	D		
(39-54)	E	54	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC

Map Location

