



Dunedin Road, Great Barr  
Birmingham, B44 9DL

Auction Guide Price £190,000

# Great Barr

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Offered with no upward chain, this four bedroom semi detached dormer bungalow offers a very flexible layout with two bedrooms upstairs and two bedrooms downstairs.

Located on this popular road in Great Barr, the property does require modernisation and is set behind an extensive block paved driveway providing ample parking and this spacious home is accessed via a covered side passage with access to the garden and doors to the kitchen and reception hall which has stairs off.

There are two bedrooms facing the front, one of which has patio doors to the lounge and offers a variety of alternative uses.

The bathroom offers scope and has a coloured suite with wall tiling and a single glazed window to the side whilst the lounge is a good size and has a feature fireplace and a window to the rear.

The kitchen has some units with a door and a single glazed window to the side and a double-glazed window to the rear.

On the first floor there are two bedrooms, the master is a well-proportioned double with a window to the front and the second bedroom is a good size and has a window to the side.

Outside there is a large, slabbed patio area with steps and a ramp up to the garden which is mainly lawned with mature shrubs and there is a large rear garage / workshop which does require attention but offers superb potential and viewings is a must of this centrally heated and majority double glazed versatile home.





## Property Specification

NO UPWARD CHAIN  
4 BEDROOMS  
SEMI DETACHED  
DORMER BUNGALOW  
POPULAR LOCATION

**Reception Hall**  
3.45m (11'4") x 1.83m (6')

**Bedroom 4**  
3.65m (12') x 3.44m (11'3")

**Bedroom 3**  
3.45m (11'4") x 2.11m (6'11")

**Lounge**  
4.40m (14'5") x 3.44m (11'3")

**Kitchen**  
3.45m (11'4") x 2.35m (7'8")

**Bathroom**  
2.38m (7'10") x 1.33m (4'4")

**Bedroom 2**  
2.75m (9') x 2.31m (7'7")

**Bedroom 1**  
4.64m (15'2") x 3.11m (10'3")

**Garage**  
27' 3" x 16' 2" (8.30m x 4.94m)

### 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: 6<sup>th</sup> July 2023

### Viewer's Note:

Services connected: Gas Electric Water Drainage

Council tax band: C

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)	<b>A</b>		
(81-91)	<b>B</b>		85
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	54	
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC

## Map Location

