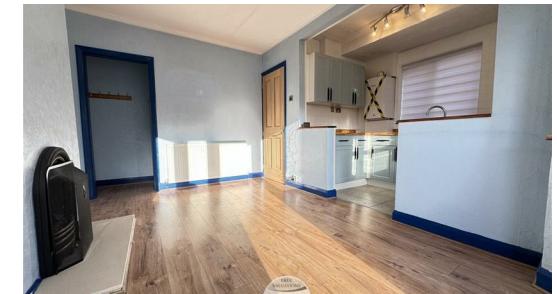




- SEMI DETACHED FAMILY HOME
- TWO DOUBLE BEDROOMS
- SPACIOUS FAMILY LOUNGE
- ADDITIONAL DINING AREA
- OPEN PLAN KITCHEN / DINER
- SEPARATE UTILITY SPACE
- MODERN FAMILY SHOWER ROOM
- OFF ROAD PARKING TO FRONT
- IDEAL FIRST TIME BUY
- NO UPWARD CHAIN



**DYAS AVENUE, GREAT BARR, B42 1HG - OFFERS AROUND £190,000**

Set in the heart of Great Barr, this spacious two double bedroom semi-detached family home enjoys excellent access to local shops, well-regarded schooling, and convenient public transport links. The property benefits from a driveway providing off-road parking, leading to an enclosed porch that opens into a welcoming hallway. The ground floor offers a generously sized living room, along with a separate dining area, which flows seamlessly into a fitted open-plan kitchen. To the rear is a versatile conservatory / utility area, providing additional living and storage space. To the first floor, a spacious landing gives access to two well-proportioned double bedrooms and a modern family shower room. Externally, the property boasts a fantastically sized rear garden, featuring both patio and lawn areas, ideal for families and outdoor enjoyment. Offered with no upward chain, this property presents an excellent opportunity for first-time buyers and early viewings are highly recommended. HURRY BEFORE YOU'RE TOO LATE!

Accessed from the fore via brick block driveway offering off road parking, leading to double glazed entrance door to side, into;

**PORCH:** 5'2 x 2'6: Double glazed windows and internal door into;

**HALLWAY:** 5'1 x 3'1: A light and airy entrance with stairs to first floor, radiator and doors into;

**LIVING ROOM:** 12'3 max, 11'1 min x 12'5: A great size living area with fire surround and fire, radiator and double glazed bay window to front.

**DINING AREA:** 9'3 max, 8'9 min x 14'6 (bay): A further great living/dining space open plan with fitted kitchen along with radiator and double glazed window and double glazed door to rear, leading into;

**FITTED KITCHEN:** 5'3 x 9'7: Fitted kitchen with a range of drawer base and eye level units, work surfaces, sink and drainer under double glazed window and door into;

**UTILITY ROOM:** 6'2 x 3'1: Having space and plumbing for washing machine, double glazed windows and double glazed door.

**LANDING:** 5'7 max, 2'9 min x 6'1 Doors into;

**BEDROOM ONE:** 12'3 max, 11'1 min x 10'3: A great size double bedroom with double glazed window to side and radiator.

**BEDROOM TWO:** 12'3 max, 5'6 min x 8'8 max, 6'6 min: A further good size double bedroom with double glazed window to rear and radiator.

**BATHROOM:** 7'8 x 5'1: A modern fitted suite with walk in shower cubicle, wash hand basin set into vanity unit, close couple W.C., tiling to walls, chrome ladder style radiator and double glazed opaque window to front.

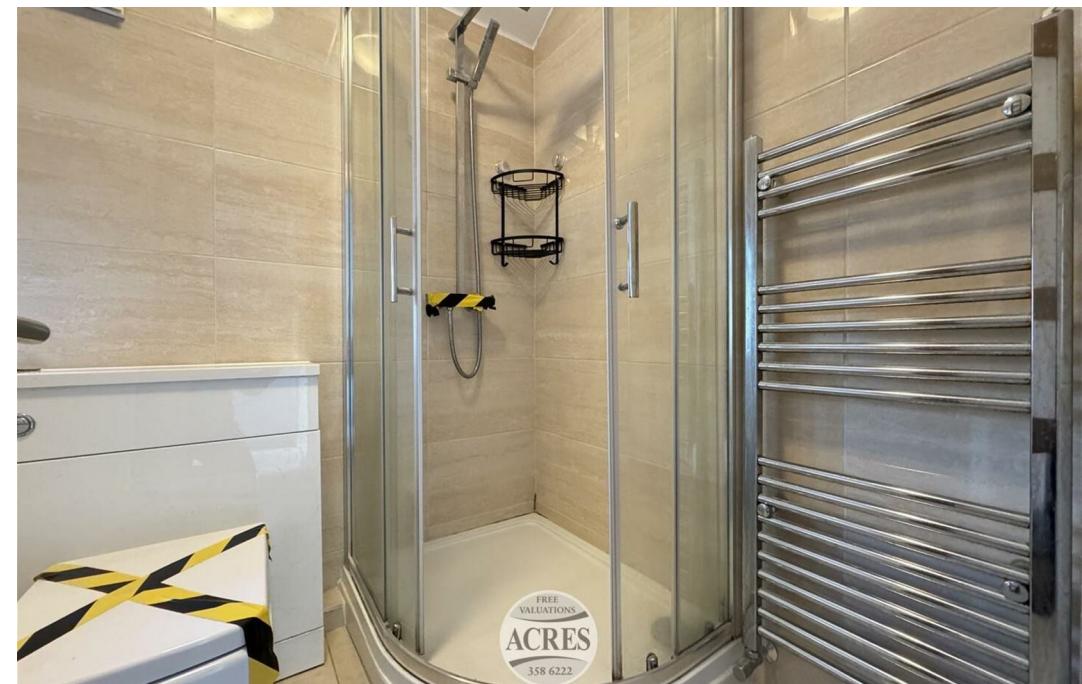
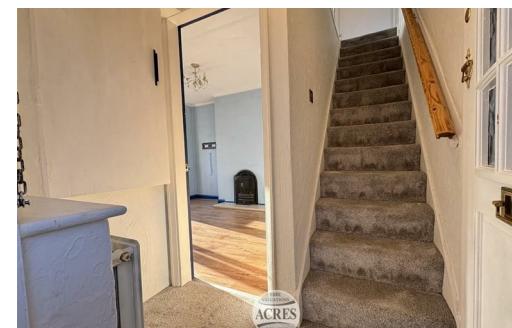
**REAR GARDEN:** A good size garden with paved patio area and lawn with fencing to borders.

**TENURE:** We have been informed by the vendors that property is Freehold. (Please note that details of the tenure should be confirmed by any prospective purchaser's solicitor).

**FIXTURES & FITTINGS:** As per sales particulars.

**COUNCIL TAX BAND:** B.

**VIEWING:** Recommended via Acres on 0121 358 6222.



FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE



TENURE:

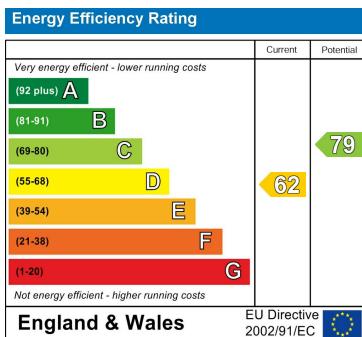
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COUNCIL TAX BAND : B

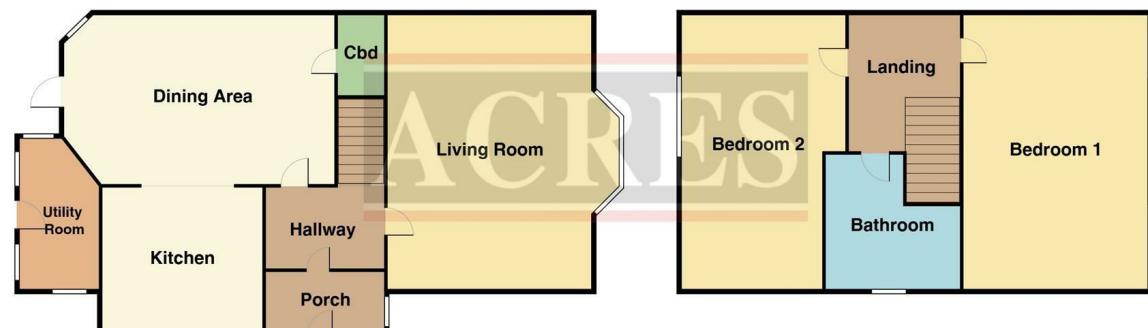
COUNCIL : Birmingham

VIEWING:

Highly recommended via Acres on 0121 358 6222



Dyas Avenue, Great Barr, B42 1HG



THIS PLAN IS NOT TO SCALE AND IS GIVEN TO PROVIDE A GENERAL GUIDE. IT MERELY INDICATES APPROXIMATE RELATIONSHIP OF ONE ROOM TO ANOTHER.

Every care has been taken with the preparation of these Particulars but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation; alternatively, we will be pleased to check the information for you. We have not tested any apparatus, equipment, fixture, fittings or service and so cannot verify they are in working order, fit for their purpose, or within ownership of the sellers. All Dimensions are approximate. Items shown in photographs are NOT included unless specifically mentioned in writing within the sales particulars. They may however be available by separate negotiation.