PAUL CARR Estate Agents Sales & Lettings

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Southgate Road, Great Barr
Birmingham, B44 9AS

Offers Over £240,000

Great Barr

Offers Over £240,000

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Welcoming to the market with no upward chain, this well presented three-bedroom home is located close to good schools, shops, and amenities making it perfect for first time buyers and buy to let investors.

Approached via a driveway suitable for multiple vehicles and entered through the secure porch. Upon entry you are welcomed by a hallway giving you access into a large lounge/dining room. The kitchen is a modern space with an array of wall and base units, plenty of countertop space, sink unit with side drainer, electric hob and oven.

Heading upstairs you are presented with three bedrooms, two of which are double rooms and then a smaller but still generously sized third bedroom. The family shower room consists of a walk-in shower, hand wash unit and WC.

Externally, the home has a private rear garden with a paved patio, lawned area and garage to the rear.

Viewing this home with no upward chain is highly recommended.





















Property Specification

THREE BEDROOM SEMI DETACHED
EXCELLENT FIRST TIME BUY OR INVESTMENT
POPULAR RESIDENTIAL LOCATION
CENTRAL HEATING
DOUEBLE GLAZING

Hallway
3.70m (12'2") x 1.99m (6'6")

Lounge/Dining Room
7.50m (24'7") x 3.31m (10'10")

Kitchen
3.70m (12'2") x 2.30m (7'7")

Bedroom 1
3.67m (12') x 3.50m (11'6")

Bedroom 2
3.70m (12'2") x 2.00m (6'7")

Bedroom 3
2.70m (8'10") x 2.30m (7'7")

Shower Room
1.99m (6'6") x 1.70m (5'7")

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 £47.50 + VAT (£57 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:

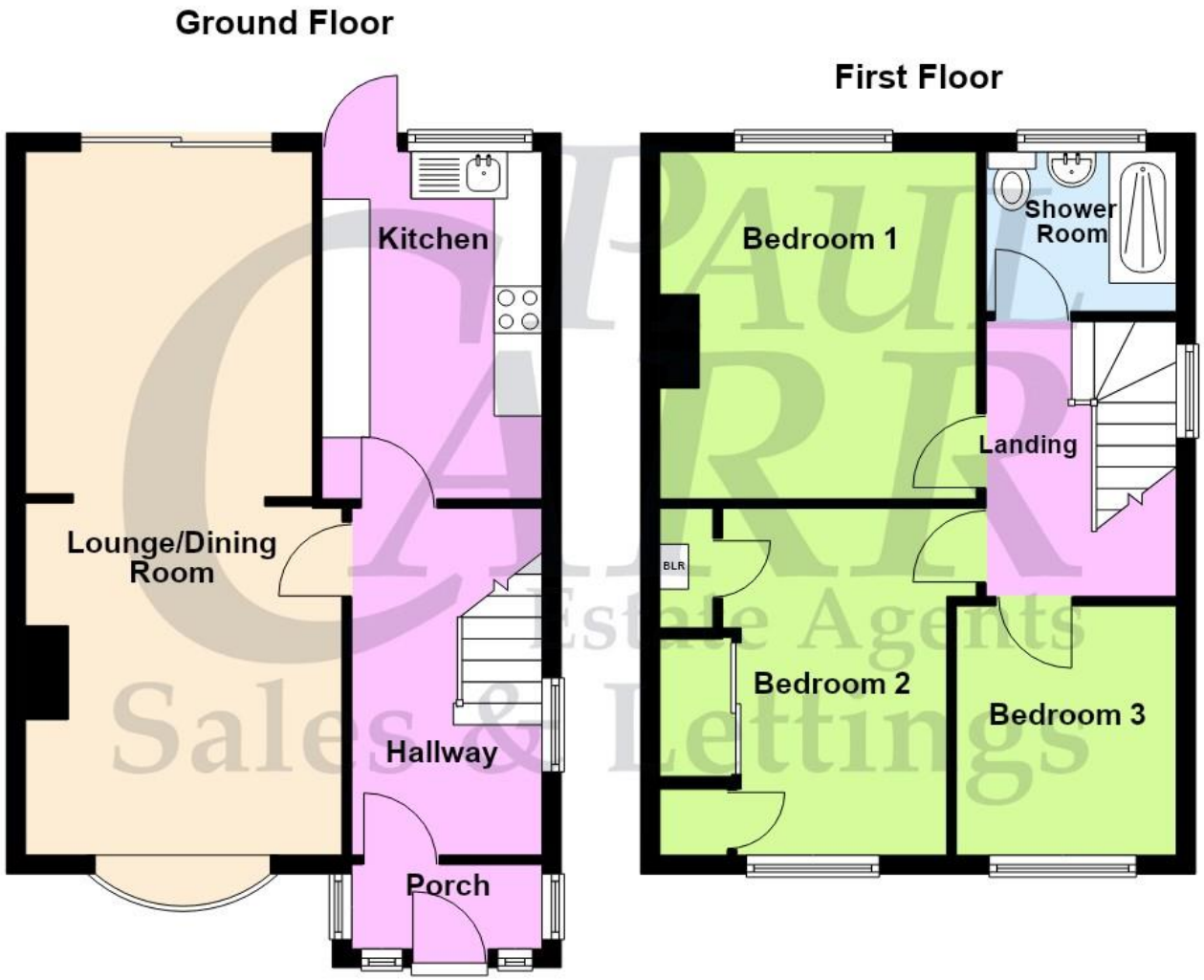
Services connected: Gas Electric Water Drainage Water Meter

Council tax band: B

Tenure: Freehold

Floor Plan

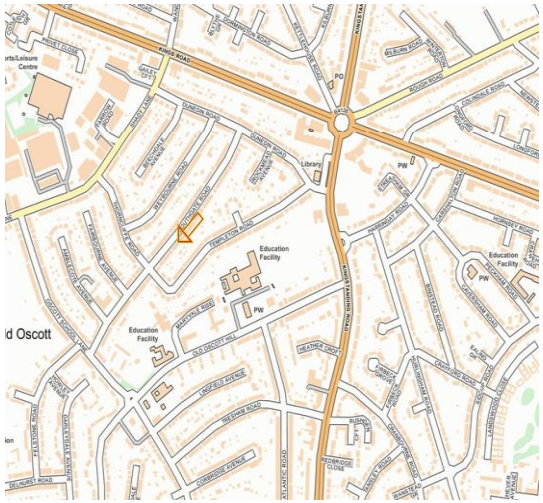
This floor plan is not drawn to scale and is for illustration purposes only



Energy Efficiency Rating

New Instruction Awaiting E.P.C.

Map Location



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OnTheMarket.com
rightmove.co.uk The UK's number one property website
The Property Ombudsman