PAUL CARR Estate Agents Sales & Lettings

Kingstanding | 0121 350 0956 | Kingstanding@paulcarrestateagents.co.uk



Goodway Road, Great Barr
Birmingham, B44 8RG

£180,000



Great Barr

£180,000

2 1 1

Offered with no upward chain this two-bedroom semi-detached property on the popular Goodway Road is ideal for First Time Buyers and investors.

Approached via a walled front garden the property is entered via a porch and through to the reception hallway which leads to the large lounge with a half bay window to the front and patio doors to the rear. The kitchen is open to the hall and benefits from a sink along with space for a free-standing cooker and washing machine.

Upstairs, the property benefits from two bedrooms, the largest of which to the front is a great size and includes a built-in wardrobe and the rear room is also a good size single. The bathroom consists of a WC, wash basin and bath with shower over.

Outside, the garden includes both patio and lawn areas, access to the front and a large garage to the rear with right of way access.

This gas centrally heated and double-glazed property offers great scope for improvement and must be viewed.





















Property Specification

NO UPWARD CHAIN
TWO BEDROOMS
SEMI DETACHED
IDEAL FOR FIRST TIME BUYERS AND BUY TO LET INVESTORS
GREAT SCOPE TO IMPROVE

Reception Hall
2.45m (8') x 1.93m (6'4")

Through Lounge
6.34m (20'9") max x 2.93m (9'7") max

Kitchen
2.85m (9'4") x 1.85m (6'1")

Bedroom 1
4.04m (13'3") max x 3.69m (12'1")

Bedroom 2
3.04m (10') x 2.68m (8'9")

Bathroom
2.03m (6'8") max x 1.82m (6')

Garage
5.26m (17'3") x 4.91m (16'1")

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

Council tax band: B

Tenure: Freehold

Floor Plan

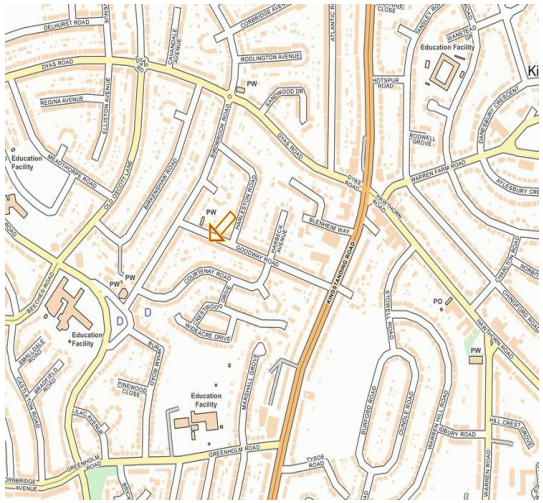
This floor plan is not drawn to scale and is for illustration purposes only



Energy Efficiency Rating

New Instruction Awaiting E.P.C.

Map Location



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