

FOR SALE

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27 Beeches Road

Great Barr, Birmingham, B42 2HH

Midland Residential is pleased to present this two bed bungalow located in a popular and much sought after location residential area. Being located in Great Barr with easy access to local primary schools, transport links and shopping facilities. The property briefly comprises of: an enclosed porch area, an entrance hallway leading to a reception room, fitted kitchen with garden space, a fitted bathroom and two bedrooms. The property further benefits from double-glazed windows (where specified) electric heating and a garage to the front of the property. The property will not form part of a chain. Some modernisation may be required though early viewings are essential and strictly by appointment only.

Offers In The Region Of £249,950

27 Beeches Road

Great Barr, Birmingham, B42 2HH



- Bungalow
- Fitted Kitchen
- Garage
- Council Tax Band D
- Two Bedrooms
- Fitted Bathroom
- Rear Garden
- Reception Room
- Electric Heating
- EPC Rating E

Approach

Having a mature lawn with a mixture of bushes and trees and a driveway leading to the front garage

Garage

16'2" x 6'7" (4.93 x 2.01)

Enclosed Porch

1'8" x 7'6" (0.53 x 2.29)

Having tiled flooring, wall mounted light and UPVC double glazed window

Entrance Hallway

14'10" x 6'0" (4.54 x 1.85)

Having a fitted carpet, electric storage heater, wall mounted lights and double glazed UPVC door and doors leading to:

Reception Room

12'10" x 12'11" (3.93 x 3.96)

Having a fitted carpet, electric storage heater, electric fire place, ceiling light point and UPVC double glazed bay window to the fore

Fitted Kitchen

18'10" x 10'4" (5.75 x 3.15)

Having tiled flooring, tiled walls, two UPVC double glazed windows to the rear, UPVC double glazed door, wood effect base and wall units,

stone effect work surface, stainless steel sink with mixer tap over, ceiling extractor, inset Bosch oven and electric hob with cooker hood over, built-in fridge freezer, electric heater, enclosed ceiling light points and UPVC double glazed door leading to the rear garden

Bathroom

8'5" x 6'1" (2.59 x 1.86)

Having a tiled floor, electric storage heater, wash hand basin with hot and single taps over, fitted bath with mixer tap, toilet unit, ceiling light point, loft hatch and obscure double glazed UPVC window

Bedroom 1

12'5" x 9'10" (3.80 x 3.02)

Having a fitted carpet, electric storage heater, ceiling light point, UPVC double glazed windows and built-in wardrobes

Bedroom 2

23'11" x 10'0" (7.31 x 3.06)

Having a fitted carpet, electric storage heaters, electric fire place, UPVC double glazed windows to the fore and rear and two ceiling light points

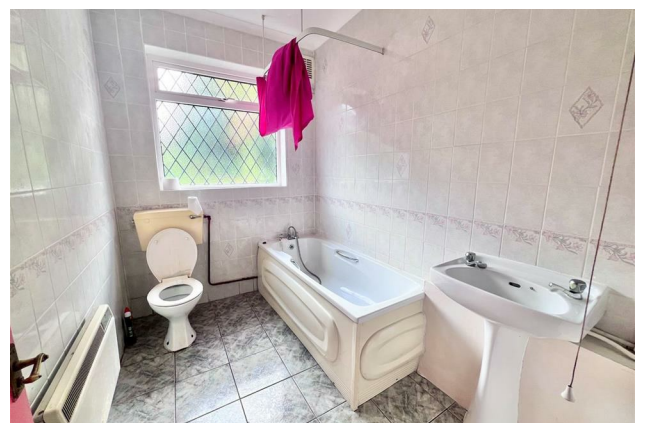
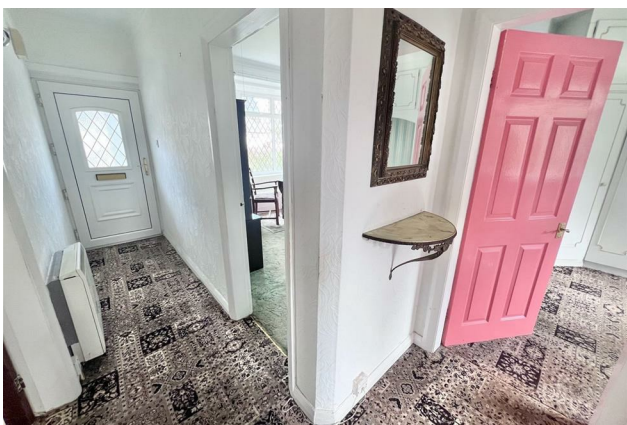
Rear Garden

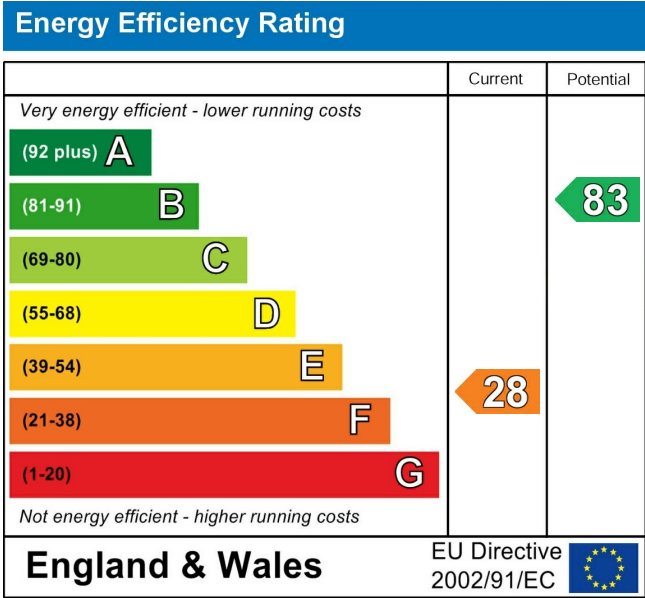
Having a paved patio area and mature lawn with a mixture of bushes, trees and shrubs

Material Information

The property is registered under Birmingham City Council, rated council tax band D. We understand the property is freehold. The main building is built mainly of brick/block with a tiled pitched roof. The electric and gas supply is provided through normal domestic suppliers through metered billing. Severn Trent Water manages the water supply and sewerage. The property is heated by electric storage heaters and electric fire. The water is heated through a tank through an electric supply. The broadband data provided by Ofcom suggests Standard Internet at 8Mbps to 1000Mbps and Upload 0.8Mbps to 220Mbps. Mobile phone coverage is reported through leading providers as follows: EE: Voice Likely-Data Likely. Three: Voice Likely-Data Limited. O2: Voice Likely-Data Limited. Vodafone: Voice Likely-Data Limited. There is off-road parking

provisions to the fore of the property including a garage. There are no major safety issues reported. The property offers a very low risk of floods from Rivers, Sea and Surface water, though there is no history of previous flooding. The property is not in a coastal erosion zone, The property has no pending planning applications in place, though there are several local planning applications registered through Birmingham City Council Planning Portal. There are no accessibility adaptations, the property is located on a coalfield.





These particulars, whilst believed to be accurate are set out as a general outline for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. This property is being handled by Midland Residential. We would be delighted to discuss the purchase with you and to assist with any queries you may have regarding the property, arranging a mortgage or giving a sale valuation on your existing home. These Particulars of Sale were prepared and photographed by Midland Residential. Items contained within the property will not remain when the sale completes unless by separate negotiation.

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Tenure: We have been advised by the vendor that the property is Freehold. The agent has not had sight of the title documents and therefore, a prospective buyer is advised to obtain verification from their solicitors.

Money Laundering Regulations: Intending purchasers will be asked to produce documentation at the offer stage. We ask for your co-operation to prevent a delay in agreeing the sale. A non refundable fee of £30.00 per person is payable at the point of the offer being accepted.