



Pear Tree Road, Great Barr, B43 6HX

Offers In The Region Of £449,950

midland
residential



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Midland Residential is pleased to present for sale this well-presented extended detached house located in the sought-after area of Pear Tree Road, Great Barr. Briefly comprising of and having, gas central heating and double glazed windows (where specified). On the ground floor: entrance hallway, through-lounge with doors leading to an extended dining room, extended and well-proportioned fitted kitchen, lean-to veranda with guest WC, a converted study/bedroom. On the first floor: three well-proportioned bedrooms, airing cupboard storage and a family bathroom. The property further benefits from off-road parking to the fore with a well-maintained front and rear garden along with easy access to local amenities, schools, and transport links. Early viewings are essential and strictly by appointment only. The sale of the property will be part of an upward chain. EPC-D Council, Sandwell Tax Band-D

- Detached Property
- Three Bedrooms
- Two Reception Rooms
- Study/Fourth Bedroom
- Fitted Bathroom
- Gas Central Heating
- UPVC Double Glazed Windows
- EPC Rating D
- Council Tax Band E

Description

Approach

Being accessed through a dropped kerb with a mature front lawn with a selection of well-maintained plants and shrubs, with a blocked paved driveway providing off road parking for several cars, with access leading through to the rear.

Entrance Hall

3.24 x 1.25 (10'7" x 4'1")

Being accessed through an open porch, with a timber front door, fitted carpet, central heating radiator, electric fuseboard, ceiling light point, stairs to the first floor, doors leading thereof:

Front Reception Room

5.31 x 3.03 (17'5" x 9'11")

Having a fitted carpet, central heating radiator, coal effect gas fire (not tested) with fire surround, UPVC double glazed bay window to the fore, with folding door leading through to the dining room: ceiling spotlights, and ceiling light point

Rear Reception Room

3.52 x 2.83 (11'6" x 9'3")

Having laminated flooring, central heating radiator, UPVC double glazed sliding patio door, ceiling light point, with open archway access leading thereof:

Kitchen

4.93 x 4.59 widest point (16'2" x 15'0" widest point)

Having a tiled floor, central heating radiator, a selection of wall and base units with splashback wall tiles, laminated worksurface with gas hob inset with extractor hood over, double bowl Belfast sink with mixer tap over, laminated breakfast bar with base unit storage providing a built-in double electric oven, UPVC double glazed window to the rear, with door access to the an under stair storage cupboard, a selection of ceiling spotlights, door leading thereof

Side Veranda

3.51 x 0.87 (11'6" x 2'10")

Having laminated flooring, central heating radiator, UPVC double glazed windows to the side elevation, UPVC double glazed door to fore, ceiling spotlights, doors leading thereof

Guest WC

1.15 x 0.84 (3'9" x 2'9")

Having laminated flooring, close-coupled WC, wash hand basin with mixer tap over, tiled splashbacks, wall mounted

towel rail, built in cupboard housing a Worcester boiler, UPVC double glazed window to the side, ceiling light point

Reception Room 3/Study/Bedroom

4.21 x 2.14 (13'9" x 7'0")

Having laminated flooring, central heating radiator, domestic gas and electric meters in built-in units, UPVC double glazed window to the side, UPVC double glazed bay window to the fore, ceiling light point

Stairs & Landing

Having a fitted carpet, UPVC double glazed window to side elevation, storage airing cupboard, loft access point, ceiling light points, doors leading thereof

Bathroom

2.07 x 2.41 (6'9" x 7'10")

Having vinyl flooring, tiled walls, central heating radiator, close coupled WC, wash hand basin with hot and cold taps over with pedestal below, offset corner bath with hot and cold taps over, glass framed shower enclosure with electric shower and attachments, wall mounted extractor fan, ceiling spot lights

Bedroom 1

3.02 x 4.30 (9'10" x 14'1")

Having a fitted carpet, central heating radiator, built in fitted wardrobe, UPVC double glazed windows to the fore, ceiling light point

Bedroom 2

4.11 x 3.02 (13'5" x 9'10")

Having a fitted carpet, central heating radiator, UPVC double glazed window to the rear, ceiling light point

Bedroom 3

3.07 x 3.65 (10'0" x 11'11")

Having a fitted carpet, central heating radiator, UPVC double glazed window to the rear, ceiling light point

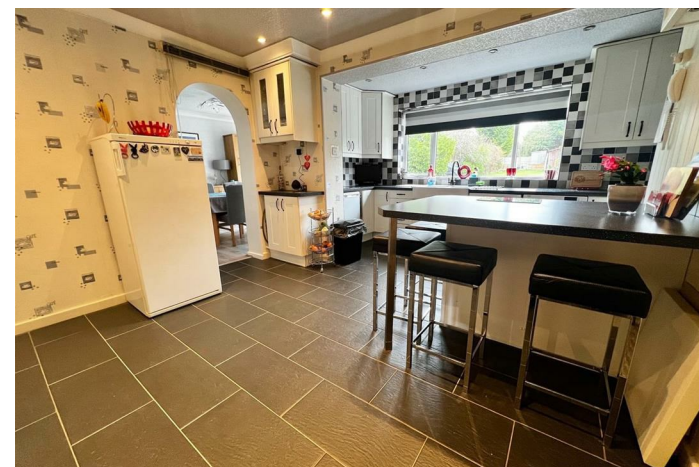
Rear Garden

Having a timber decking patio area, a selection of mature plants, shrubs and trees with a mature lawn, having a raised area with pebble surface, timber framed shed.

Material Information

Verified Material Information: Council tax band: E, Tenure: Freehold, Property type: Detached House, Property construction:

Standard form, Electricity supply: Mains electricity, Solar Panels: No, Other electricity sources: No, Water supply: Mains water supply, Sewerage: Mains, Heating: Central heating, Heating features: Double glazing and Open fire, Broadband: FTTP (Fibre to the Premises), Mobile coverage: O2 - Good, Vodafone - Good, Three - Good, EE - Good, Parking: Front Driveway, Building safety issues: No, Restrictions - Listed Building: No, Restrictions - Conservation Area: No, Restrictions - Tree Preservation Orders: None, Public right of way: No, Long-term area flood risk: No, Coastal erosion risk: No, Planning permission issues: No, Accessibility and adaptations: None, Coal mining area: No, Non-coal mining area: Yes, Energy Performance rating: D. All information is provided without warranty. Contains HM Land Registry data © Crown copyright and database right 2021. This data is licensed under the Open Government Licence v3.0. The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask



Description

for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.

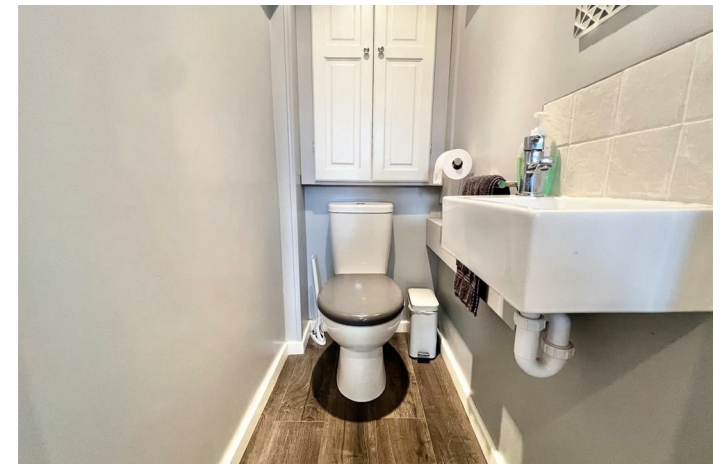
We would be delighted to discuss the purchase with you and to assist with any queries you may have regarding the property, arranging a mortgage or giving a sale valuation on your existing home. These Particulars of Sale were prepared and photographed by Midland Residential. Items contained within the property will not remain when the sale completes unless by separate negotiation. **DISCLAIMER NOTICE:** Consumer Protection from Unfair Trading Regulations 2008: The Agent has not tested any apparatus, equipment, fixture, fittings or services, and so does not verify they are in working order, fit for their purpose, or within the ownership of the sellers, therefore the buyer must assume the information given is incorrect. Neither has the Agent checked the legal documentation to verify the legal status of the property or the validity of any guarantee. A buyer must assume the information is incorrect until it has been verified by their own solicitor. All

measurements in these sales particulars are approximate and photographs are deemed representative of the property, but no assumption should be made in respect of the property or locality which might not be shown.

Misrepresentation Act 1967: 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. Statements about the property are without responsibility on the part of Midland Residential, or their client, nor are they to be relied on as representations of fact. The applicant should satisfy themselves by inspection or otherwise as to the accuracy of the particulars. No representation or warranty about the property is given by the client or the Agents or any of their employees authorised to do so.

Money Laundering Regulations: Intending purchasers will be asked to produce documentation at the offer stage, and a

one-off fee of £30.00 per applicant is payable. We ask for your co-operation to prevent a delay in agreeing the sale.











Floor Plans



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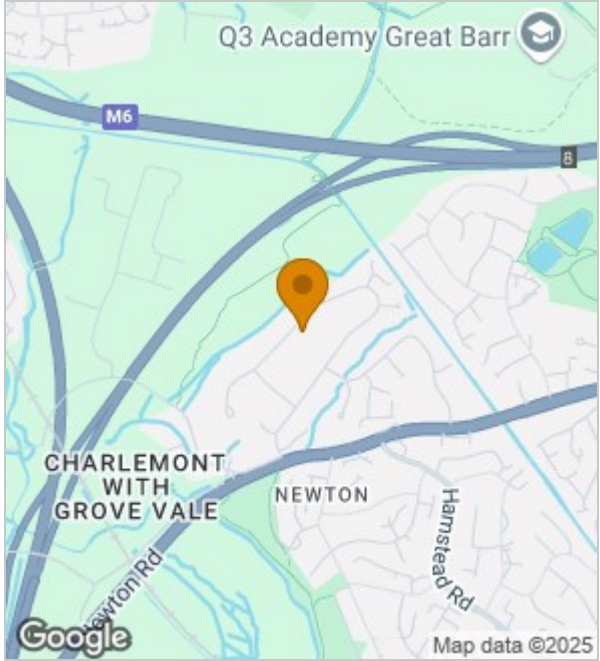
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Tenure: We have been advised by the vendor that the property is Freehold. The agent has not had sight of the title documents and therefore, a prospective buyer is advised to obtain verification from their solicitors.

Money Laundering Regulations: Intending purchasers will be asked to produce documentation at the offer stage to meet AML regulations, failure to comply with this request will result in your offer being refused. 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.

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Area Map



Energy Performance Graph

