

FOR SALE

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midland
residential



39 Bradfield Road

Great Barr, Birmingham, B42 2RT

Midland Residential is pleased to present this 3-bedroom end-of-terrace house located in Bradfield Road, Great Barr. This well-presented home presents an excellent opportunity for families seeking a quality home. On the ground floor is an inviting reception room with bespoke hand-crafted storage provision, a modern kitchen diner with breakfast bar, with patio door access leading to the rear. On the first floor, three bedrooms and a modern family bathroom. This property is designed to accommodate the needs of modern family living. The property further benefits from having off-road parking to the fore and being in a cul-de-sac location. The surrounding area is known for its family atmosphere, access to several local schools, shopping provisions, and public transport. In summary, this three-bedroom end-terrace house on Bradfield Road is a fantastic opportunity for families seeking a comfortable and convenient home in Great Barr. The sale of this property will form an onward chain, EPC-D, Birmingham Council Tax band B. Viewings strictly by appointment only.

Offers In The Region Of £229,950

39 Bradfield Road

Great Barr, Birmingham, B42 2RT



- End Terraced
- Modern Kitchen Diner
- Gas Central Heating
- Council Tax Band B
- Three Bedrooms
- Rear Garden
- UPVC Double Glazed Windows (w/s)
- Open Plan Reception Room
- Family Bathroom
- EPC Rating D

Approach & Entrance

Having off road parking to the fore with a block paved driveway and raised planting bed, with a side gated entrance leading to the rear, and a UPVC double glazed front door.

Reception Room

13'11" x 15'9" (4.25 x 4.81)
Having laminate flooring, two central heating radiators, a selection of handcrafted fitted cupboard storage, draws, units and shelves, UPVC double glazed three-sided bay window, ceiling light point, with stairs leading to the first floor, and door leading thereof:

Kitchen Diner

9'10" x 15'8" (3.01 x 4.78)
Having panel flooring, central heating radiator, selection of wall and base units with chrome handles, laminated work surface with 'Franke' sink inset with tap over, Prima gas hob with extractor over and electric oven below with splashback wall panelling, UPVC patio doors leading to the rear, UPVC double glazed window to the rear and side elevation, Baxi boiler, breakfast bar and a selection of inset ceiling spotlights.

Stairs & Landing

Having a fitted carpet, painted wall panelling with handrail and bannister

Bathroom

6'8" x 5'9" (2.04 x 1.76)
Having vinyl flooring, heated towel rail, close-coupled WC, wash hand basin with mixer tap over, wooden wall panelling, plastic splashback cladding, UPVC double glazed window with obscure glass, P-shaped bath with taps over and shower screen. thermostatic shower with riser, a selection of inset ceiling spot lights

Bedroom 1

9'11" x 9'5" (3.04 x 2.89)
Having a fitted carpet, central heating radiator, UPVC double glazed window to the rear, bespoke raised built-in

mid-sleeper bedframe with fitted steps, with built-in wardrobe below, a selection of ceiling light point

Bedroom 2

11'10" x 9'1" (3.61 x 2.78)
Having a fitted carpet, central heating radiator, UPVC double glazed window to the fore, bespoke built-in fitted wardrobe, draws and shelving, ceiling light point

Bedroom 3

9'0" x 6'9" (2.76 x 2.06)
Having laminate flooring, central heating radiator, UPVC double glazed window to the fore, built-in fitted wardrobe, ceiling light point

Rear Garden

It has a slabbed patio with raised sections with timber sleepers and slabs above it, a mature lawn with timber fencing boundary, and a built-in timber-framed shed.

Material Information

Verified Material Information: Council tax band: B, Tenure: Freehold, Property type: End Terrace 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, Broadband: FTTB (Fibre to the Premises), Mobile coverage: O2 - OK, Vodafone - Great, Three - Good, EE - Great, Parking: 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: Yes, 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

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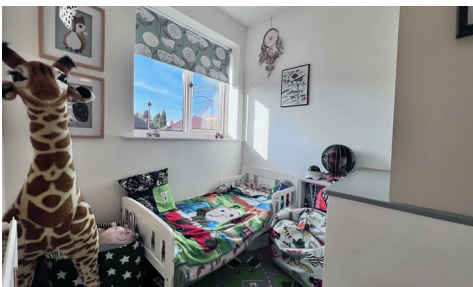
Disclaimer

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.





Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C	67	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	



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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.