

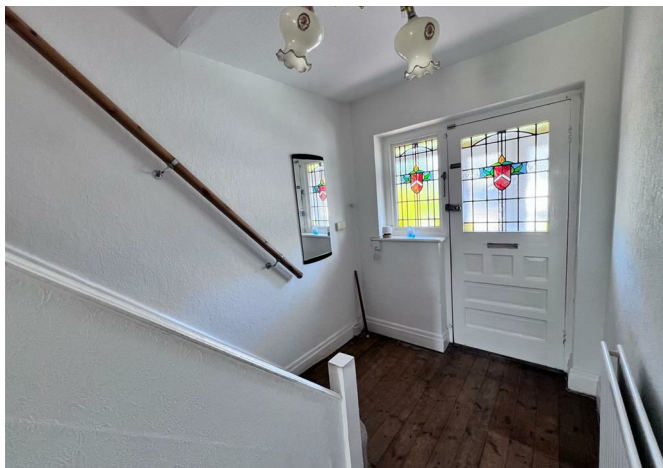


**Sundial Lane, Great Barr, B43 6PB**

**Offers In The Region Of £475,000**

**midland**  
**residential**





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Midland Residential is pleased to market this impressive detached house. It presents an excellent opportunity for those seeking a family home. Boasting three bedrooms, this property is ideal for families or those looking to establish a comfortable living space. The house features two reception rooms, with the second reception room being open plan, allowing for reception and dining provisions. The generously sized kitchen allows for ample space. The property also benefits from a guest WC with a family bathroom to the first floor and a good-sized garage to the fore. The house is in need of some modernisation and offers a unique opportunity. Situated in a desirable neighbourhood, this property is close to local amenities, schools, and parks, making it an ideal choice for families. With its combination of space, location, and potential, this detached house is a fantastic opportunity not to be missed.

- Detached Property
- Three Bedrooms
- Two Reception Rooms
- Fitted Kitchen
- Downstairs WC
- Rear Garden
- Garage
- Gas Central Heating
- EPC Rating D
- Council Tax Band E



## Description

### Approach

Having off-road parking to the fore, with a block paved driveway for several cars, a mature lawn with a raised border with good selection of plants and shrubs and front garage access

### Porch

Having UPVC double glazed side panels with French doors, ceiling light point, door leading thereof.

### Entrance Hallway

Having a timber framed front door, with fixed stained glass side panel, central heating radiator, ceiling light point, stairs leading to the first floor, and doors leading thereof

### Front Reception Room

4.34 x 3.64 (14'2" x 11'11")

Having a fitted carpet, central heating radiator, UPVC double glazed three sided bay window to the fore, gas fire with wooden surround (not tested).

### Rear Reception Room / Diner

3.5 (furthest point) x 5.73 (11'5" (furthest point) x 18'9" )

Having a fitted carpet, two central

heating radiators, gas fire with surround (not tested) UPVC double glazed window to the rear, UPVC double glazed patio door providing access to the rear patio, ceiling light point, door leading thereof

### Kitchen

5.03 x 3.11 (16'6" x 10'2")

Having vinyl flooring, a selection of wall and base units with wooden door fronts, laminated work surface with gas hob inset, with electrical oven below and extractor fan over, double bowl sink with mixer tap over, built in fridge, built in freezer, fitted washing machine, fitted dishwasher and Worcester boiler, splash back wall tiles, central heating radiator, UPVC double glazed window to the rear, UPVC double glazed door leading to the rear, door leading to the garage thereof (appliances not tested)

### Downstairs WC

1.94 x 0.84 (6'4" x 2'9")

Having laminated flooring, close-coupled WC, ceiling light point, electric consumer unit and gas meter access

### Stairs & Landing

Having a fitted carpet, wall mounted hand

rail, banister and rail to landing, UPVC double glazed window with obscure glass to the side elevation, ceiling light point and doors leading thereof

### Bedroom 1

3.63 x 3.63 (11'10" x 11'10")

Having a central heating radiator, UPVC double glazed window to the fore and ceiling light point

### Bedroom 2

3.65 x 3.65 (11'11" x 11'11" )

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

### Bedroom 3

2.5 x 1.93 (8'2" x 6'3" )

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

### Bathroom

1.96 x 1.93 (6'5" x 6'3")

Having vinyl flooring, close-coupled WC, wash hand basin with pedestal below and taps over, central heating radiator, rectangular shower tray with glass

screen divider, thermostatic shower bar and attachments, tiled walls, UPVC double glazed window with obscure glass, ceiling light point

### Garden

Having a slabbed patio, mature lawn with a selection of plants and shrubs throughout.

### Garage

5.56 x 3.37 (18'2" x 11'0")

Having a timber framed door leading from the kitchen, a selection of shelves with storage units, up and over metal garage door

### Material Information

Council tax band: E under Sandwell Council, Tenure: Freehold, Property type: Semi Detached House, Property construction: Standard form, Electricity supply: Mains electricity, Water supply: Mains water supplied by South Staffordshire Water and Mains sewerage is supplied by Severn Trent Water. Heating: Central heating, Heating features: Double glazing, Broadband: FTTP (Fibre to the Premises) with a download speed: Standard 17mbps,

Superfast 67 mbps, Ultrafast 1800 mbps and upload speed: Standard 1 mbps, Superfast 14 mbps and Ultrafast 200 mbps. Mobile coverage: O2 - Likely, Vodafone - Limited, Three - Likely, EE - Likely. Parking: Driveway and Garage, Building safety issues: No, Restrictions - Listed Building: No, Restrictions - Conservation Area: No, Restrictions - Tree Preservation Orders: None, Public right of way: No, Coastal erosion risk: No, Planning permission issues: No, Accessibility and adaptations: None, Coal mining area: Located on the coalfield, Energy Performance rating: D. 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 for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.

### 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



## Description

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.



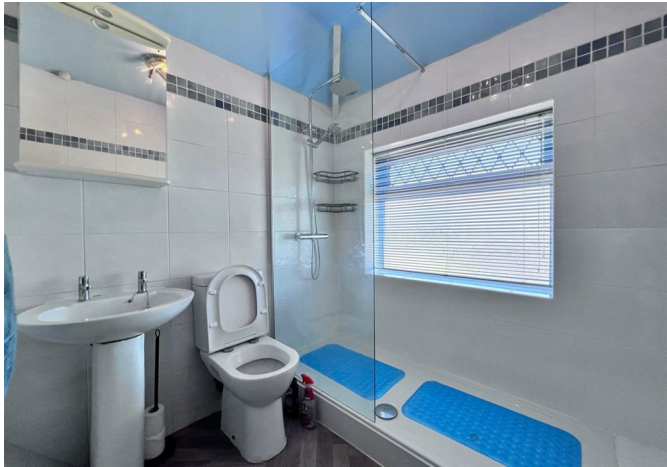


















Floor Plans



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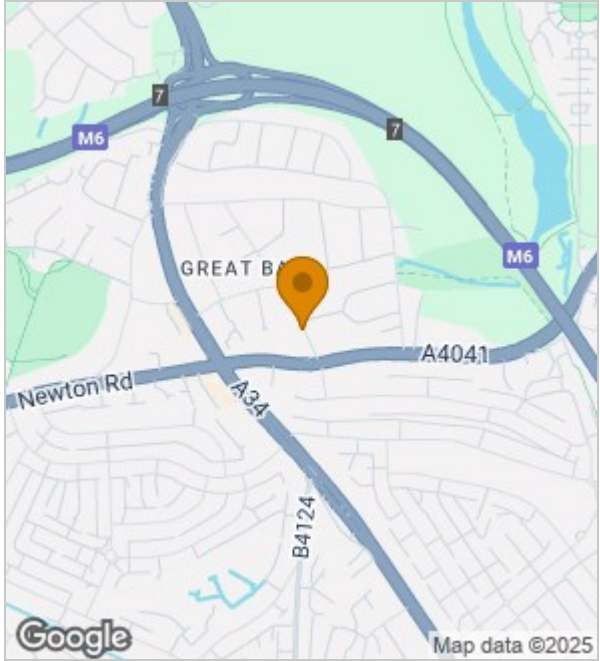
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**Tenure:** We have been advised by the vendor that the property is Freehold. The agent has not had sight of the title documents and therefore, a prospective buyer is advised to obtain verification from their solicitors.

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Area Map



Energy Performance Graph

