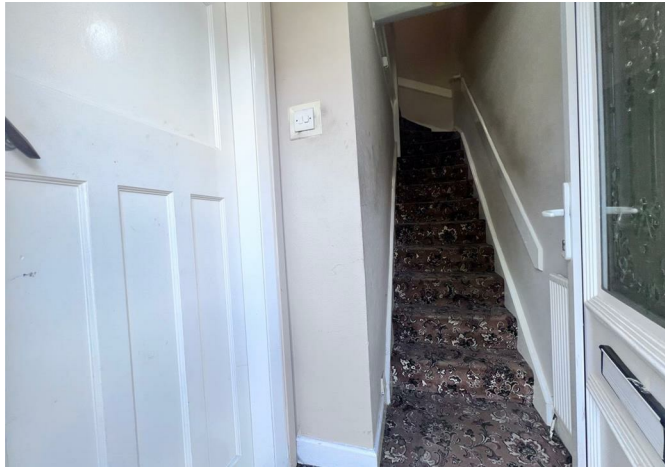




Dorrington Road, Great Barr, B42 1QR

Offers In The Region Of £199,950

midland
residential



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Midland Residential is pleased to present this 3-bedroom mid-terrace house located in a popular residential area at the border of Perry Barr and Great Barr. Having two reception rooms, an extended kitchen to the rear, three bedrooms with a family bathroom. The property further benefits from double-glazed windows where specified and gas central heating. The property further benefits from a front and rear garden and is ideally located to Dorrington Primary School, shops and public transport. The property is marketed chain-free and in need of some modernisation, and is an ideal family home. Viewing strictly by appointment only.

- Three Bedrooms
▪ Two Reception Rooms
▪ Extended Kitchen
▪ Gas Central Heating
▪ Double Glazed (where specified)
- L Shaped Third Bedroom
▪ Rear Garage
▪ In need of Improvements
▪ EPC Rating D
▪ Birmingham Tax Band B

Description

Approach

Having a shared pathway with a mature front lawn, with a shared side entry leading to the rear.

Entrance Hall

Having a fitted carpet, central heating radiator, ceiling light point, stairs leading to the first floor and door leading thereof.

Front Reception

3.94 (into bay) x 3.5 (12'11" (into bay) x 11'5")
Having a fitted carpet, central heating radiator, UPVC three sided double glazed bay window, ceiling light point., with door leading thereof

Rear Reception

3.3 x 4.378 (10'9" x 14'4")
Having a fitted carpet, central heating radiator, window through to the kitchen, ceiling light point. doors leading thereof

Store Room

Having wall shelving, electrical fuse board and consumer unit, timber-framed single glazed window to the side elevation

Kitchen

2.16 x 4.23 (7'1" x 13'10")
Having a selection of wall and base units with laminated work surface with stainless steel sink, central heating radiator, Worcester Boiler, ceiling light point, UPVC double glazed window to the rear, with UPVC framed door leading to the rear garden.

Stairs & Landing

Having a fitted carpet, window to the side elevation, ceiling light point., doors leading from the landing leading thereof

Front Bedroom 1

3.27 (furthest point) x 2.84 (10'8" (furthest point) x 9'3")
Being L shaped, having a fitted carpet, central heating radiator, two UPVC double windows to the fore, ceiling light point.

Front Bedroom 2

3.36 x 2.76 (11'0" x 9'0")
Having a fitted carpet, central heating radiator, fitted wardrobe, UPVC double glazed window to the fore, ceiling light point.

Rear Bedroom 3

3.36 x 2.76 (11'0" x 9'0")
Having a fitted carpet, central heating radiator, UPVC double glazed window to the rear, ceiling light point.

Bathroom

2.41 x 1.61 (7'10" x 5'3")
Having part-tiled walls, plastic cladding panelling, close-coupled WC, wash hand basin with taps over, glass framed rectangular shower enclosure with electric shower, central heating radiator, UPVC double glazed window with obscure glass to the rear, wall mounted extractor fan, ceiling light point.

Garden

Having a stepped garden, with a mature lawn with shrubs and plants, a glass-panelled greenhouse, timber-framed shed, garage at the rear (with asbestos roof), allowing for rear access.

Material Information

Verified Material Information: Council tax band: B, Tenure: Freehold, Property type: 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: FTTP (Fibre to the Premises), Mobile coverage: O2 - Good, Vodafone - Good, Three - Good, EE - Good, Parking: Garage - The garage roof is covered with asbestos sheeting, 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: Yes, Non-coal mining area: No, Energy Performance rating: D, All information is provided without warranty. Contains HM Land Registry data © Crown copyright and database right 2021. 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.

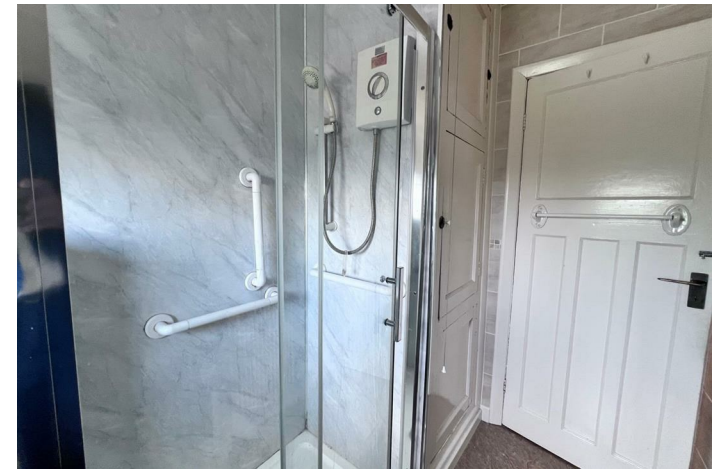
Disclaimer

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 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,

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Floor Plans



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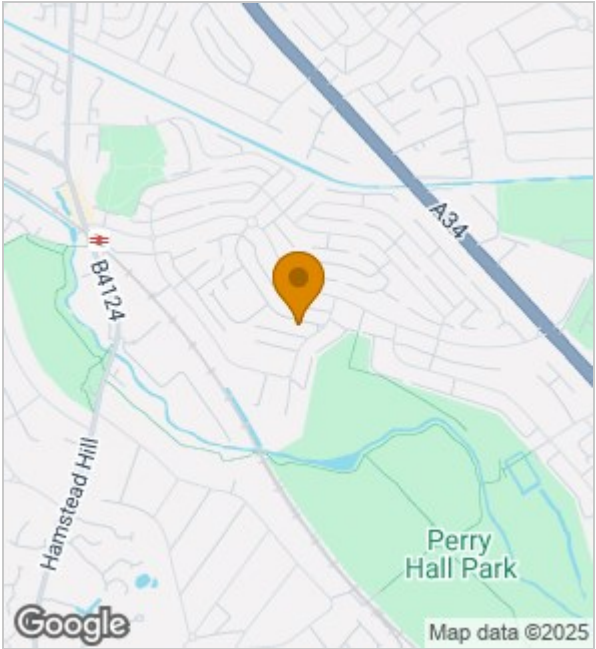
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Tenure: We have been advised by the vendor that the property is Freehold. The agent has not had sight of the title documents and therefore, a prospective buyer is advised to obtain verification from their solicitors.

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.

Area Map



Energy Performance Graph

