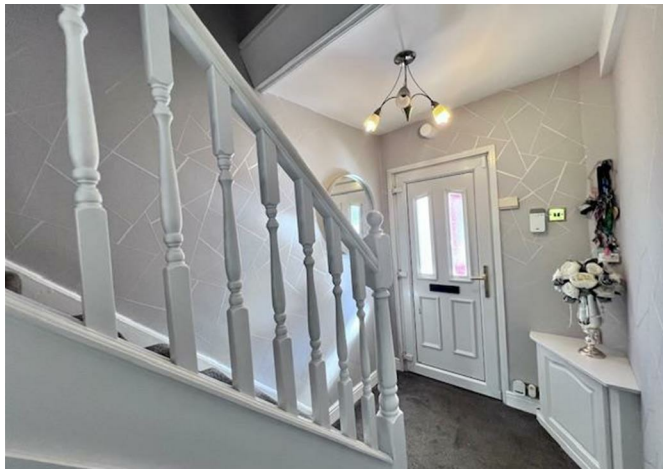




Sterndale Road, Great Barr, B42 2AR

Offers Over £220,000

midland
residential



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Midland Residential are pleased to present this 3-bedroom mid-terraced house located in a popular Great Barr suburb. Being newly decorated, this property briefly comprises of: front porch, entrance hallway with understairs storage, main reception room, kitchen-diner (with access to the rear garden). On the first floor, three bedrooms and a family bathroom. The property further benefits from double-glazed windows (ws), gas central heating, a fully equipped kitchen, bathroom with bath and shower. The property further offers off-road parking to the fore with an entrance leading through to the rear. The property is ideally located near local primary and secondary schools, public transport links and shops. The sale of the property will form part of an onward chain, viewings strictly by appointment only.

- 3 Bedrooms
- Front Porch

- Gas Central Heating
- Bath & Shower

- Double Glazed Windows
- Driveway Parking
- Kitchen Diner
- EPC - D

- Modern Decor
- Council Tax: B

Description

Approach

Having off-road parking to the fore with a slabbed surface, with a shard side entrance leading through to the rear.

Porch

Having a UPVC frame with double-glazed windows and a composite front door, with a ceiling recessed spotlight

Entrance Hallway

Having a fitted carpet, central heating radiator, built-in corner unit with gas meter, UPVC double-glazed front door, understairs storage cupboard, ceiling light point, stairs to first floor, doors leading thereof

Reception Room

4.28 into bay x 3.03 (14'0" into bay x 9'11")

Having a fitted carpet, central heating radiator, UPVC double-glazed three-sided bay window, gas fire with decorative surround, and ceiling light point

Kitchen Diner

3.02 x 4.78 (9'10" x 15'8")

Having tiled effect laminate flooring, ample selection of wall and base units

with black speckled laminated work surface with stainless steel sink inset with mixer tap over, extractor fan with curved glass deflector with a brushed chrome funnel above, integrated gas cooker with electric oven, integrated fridge freezer, washing machine, dishwasher. UPVC double-glazed window to rear, UPVC double-glazed French doors leading to the rear, central heating radiator, recessed ceiling spotlights,

Stairs & Landing

Having a fitted carpet, painted handrail and bannister, loft hatch access with drop down steps, ceiling light point, doors leading thereof

Bedroom 1

3.68 x 3.48 (12'0" x 11'5")

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

Bedroom 2

3.04 x 3.46 (9'11" x 11'4")

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

Bedroom 3

2.75 x 2.08 (9'0" x 6'9")

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

Bathroom

2.02 x 1.80 (6'7" x 5'10")

Having a tiled floor, bath with side panel with chrome filler tap over, Triton T80 electric shower, bifold metal-framed shower screen, wash hand basin and pedestal with taps over, close-coupled WC, central heating radiator, tiled walls, UPVC double-glazed window with obscure glass to the rear, recessed ceiling spotlights, built-in storage cupboard

Attic Space

Partly boarded with lighting, Worcester boiler

Rear Garden

Having a slabbed patio and path leading through to the rear, a mature lawn with a selection of plants and shrubs to the boundary

Material Information

Material Information: Council Tax Band: B with Birmingham council, Tenure: Freehold, Property type: Mid-Terraced, Property construction: Standard form, Electricity supply: Mains electricity, Solar Panels: No, Other electricity sources: No, Water supply: Mains water supplied by Severn Trent Water Sewerage: Mains supplied by Severn Trent Water, Heating: Central heating, Heating features: Double glazing, Broadband: FTTP (Fibre to the Premises), Mobile coverage: O2 - Good outdoor, Vodafone - Good outdoor, in-home variable, Three - Good outdoor and indoor, EE - Good outdoor and in-home. 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: There is a very low flood risk for this property. Coastal erosion risk: No, Planning permission issues: No, Accessibility and adaptations: None, Coal mining area: Located on the coalfield, Energy Performance rating: D. 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: Digital Markets, Competition and Consumers Act 2024 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



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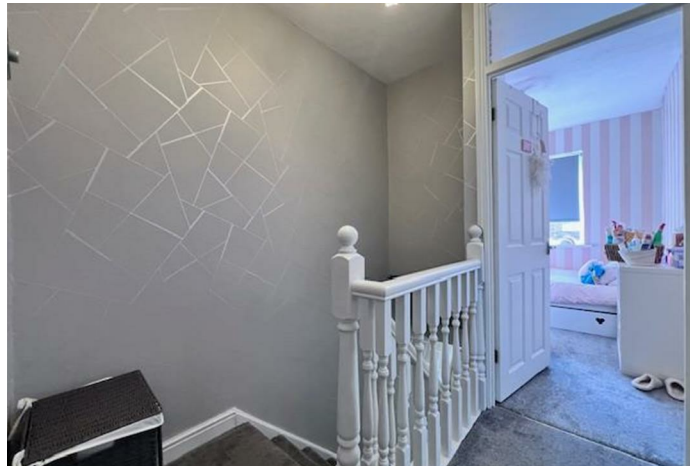
information is incorrect until it has been verified by their own solicitor. All measurements in these sales particulars are approximate and photographs are deemed representative of the property, but no assumption should be made in respect of the property or locality which might not be shown.

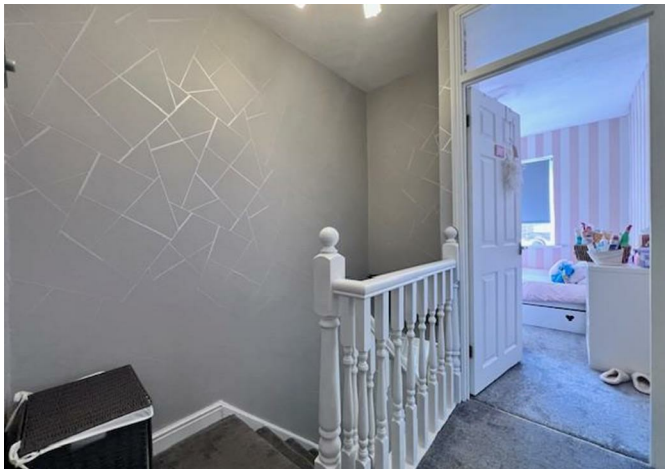
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Statements about the property are without responsibility on the part of Midland Residential, or their client, nor are they to be relied on as representations of fact. The applicant should satisfy themselves by inspection or otherwise as to the accuracy 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.

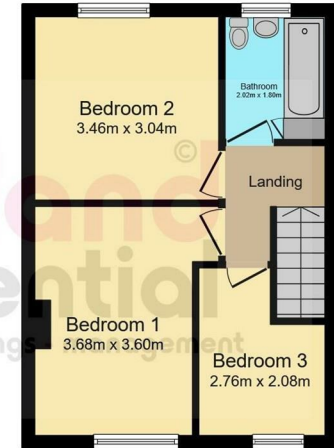








Ground Floor



First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).

Floor Plans



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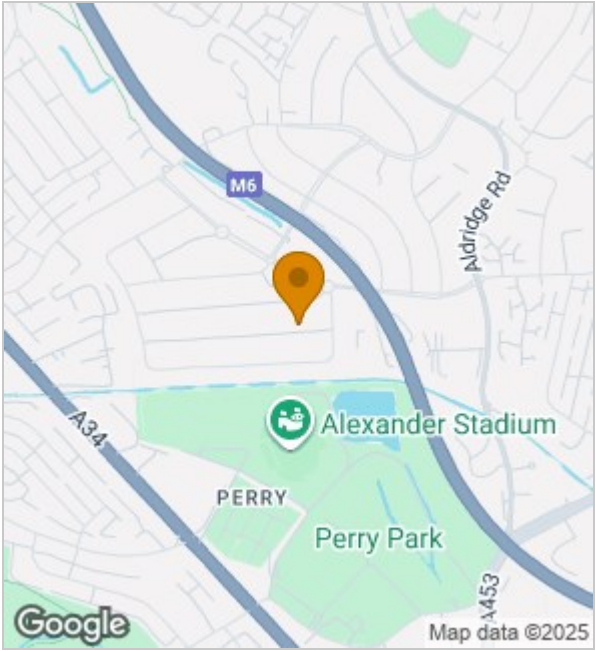
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Tenure. We have been advised by the vendor that the property is **Freehold**. The Agent has not had sight of the title documents; therefore, prospective purchasers are advised to obtain verification from their solicitors.

Anti Money Laundering Regulations. In accordance with Anti-Money Laundering (AML) regulations, intending purchasers will be required to produce identification documentation at the offer stage. Failure to comply with this request will result in the offer being refused. A **non-refundable fee of £30.00 per person** is payable when an offer is accepted in principle. We appreciate your cooperation in helping to prevent delays in agreeing the sale.

Area Map



Energy Performance Graph

