



Wilderness Lane, Great Barr, B43 7SB

Offers In The Region Of £309,950

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Midland Residential are pleased to present this vastly improved semi-detached house, located on Wilderness Lane, Great Barr. Offering generous ground and first-floor living space, the property provides an excellent blend of comfort and modern convenience. Ideal for small families, couples, or individuals seeking a well-proportioned home, this property benefits from double-glazed windows, gas central heating, a functional utility room, and a ground-floor shower room. The first floor comprises two well-sized bedrooms and a family bathroom. Externally, the property features a landscaped rear garden with decorative elements and a sun building to the rear, as well as off-road parking to the fore and an enclosed garage space. Situated near Merrion's Wood, ideal for nature walks and wildlife enthusiasts, the property enjoys close proximity to motorway links, public transport, local shops, and both primary and secondary schools. Viewings are strictly by appointment only. Please note: The sale of this property forms part of an onward chain.

- Excellent Location
- Off Road Parking
- Double Glazed
- Gas Central Heating
- Modern Decor
- Two Bathrooms
- Seperate Utility Room
- Kitchen Diner
- EPC Rating C
- Council Band B

Description

Approach

Having off-road parking, tarmac laid drive with block paved border, with mature hedges to the boundary, with a side garage access.

Porch

UPVC built porch with double glazed windows and door, tiled floor with wall lights.

Entrance Hallway

UPVC double-glazed door, laminated flooring, central heating radiator, ceiling light point, mirrored cupboard with electric meter and fuseboard, stairs to first floor, door to lounge

Reception Room

4.34 (into bay) x 3.81 (14'2" (into bay) x 12'5")
Having laminate flooring, 5-sided double-glazed UPVC Bay window with curved central heating radiator below. Gas coal effect fire with decorative fire surround. Ornate plaster moulding with ceiling rose, ceiling light point with an arch opening leading thereof.

Kitchen Diner

3.37 (into recess) x 4.82 (11'0" (into recess) x 15'9")
Having laminated flooring, a selection of wall and base units with white door fronts, with laminated work surfaces with integrated electric hob, extractor over and oven below, Fitted base units with laminated worksurface with sink and taps inset into window recess, with three UPVC double glazed windows to the rear, Splashback brick effect wall tiles, UPVC double glazed French doors leading through to a paved patio area. central heating radiator. recessed ceiling spotlights, with wall light, bifold door leading through to an enclosed store.

Utility Room

3.353 x 2.14 (11'0" x 7'0")
Having a tiled floor, laminated worksurface with sink inset and taps over with plumbing for washing machine and dishwasher below, splashback wall tiles, central heating radiator, Worcester boiler, UPVC door leading to enclosed garage store, door to downstairs shower room, ceiling light point

Shower Room

1.90 x 2.05 (6'2" x 6'8")
Having a tiled floor, glass panelled quadrant shower enclosure with a Mira electric shower and low voltage extra fan over, low-level WC, wash hand basin with mono tap over with vanity unit below, central heating radiator, chrome heated towel rail, Ceiling light point, UPVC double glazed window with obscure glass to rear

Stairs & Landing

Having a fitted carpet, oak-stained handrail with painted spindles and banister to the landing, UPVC double-glazed window to the side elevation, loft hatch access point, recessed ceiling spotlights, doors leading thereof:

Front bedroom 1

2.74 (furthest point) x 4.86 (widest point) (8'11" (furthest point) x 15'11" (widest point))
Being L-shaped in design, having a fitted carpet, gas central heating radiator, two UPVC double-glazed windows to the fore, built-in wardrobe with mirrored sliding doors, ceiling light point

Rear Bedroom 2

3.33 x 2.92 (10'11" x 9'6")
Having laminate flooring, built-in wardrobe with a corner unit, central heating radiator, UPVC double-glazed window to the rear, ceiling light point

Bathroom

2.50 x 2.13 (8'2" x 6'11")
Having laminate flooring, part tiled splashback wall tiles, freestanding bath with taps over, wash hand basin with tap over and pedestal below, close-coupled WC, UPVC double-glazed window to the rear with obscure glass, polished chrome heated towel rail, recessed ceiling spotlights.

Garage

2.5 x 2.13 (8'2" x 6'11")
Having metal framed doors, gas meter point, ceiling light point

Rear Garden

Having a slabbed patio, with decorative slate seating area, mature lawn with stepped stones leading to the rear, raised walling leading through to a sunroom with slabbed paving with decorative slate, a selection of mature plants and shrubs

with timber framed fencing to the boundary

Material Information

Material Information: Ask the agent for further information.

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



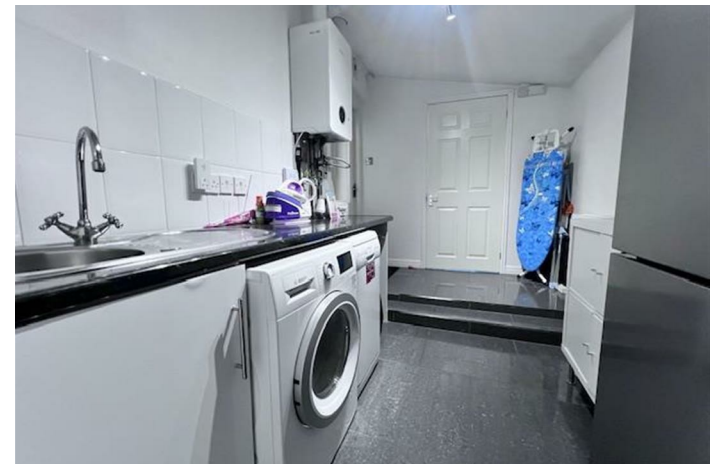
Description

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Money Laundering Regulations: Intending purchasers will be asked to produce documentation at the offer stage, and a one-off fee of £36.00 per applicant is payable. We ask for your co-operation to prevent a delay in agreeing the sale.

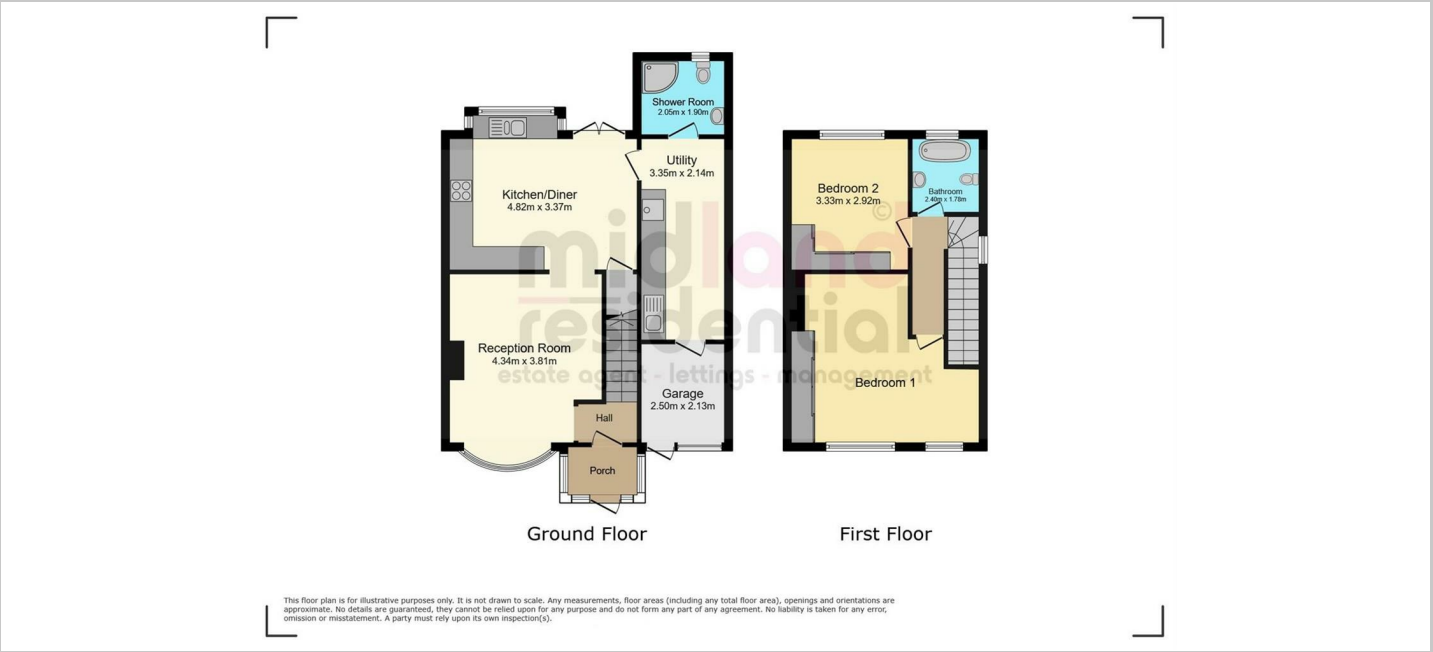








Floor Plans



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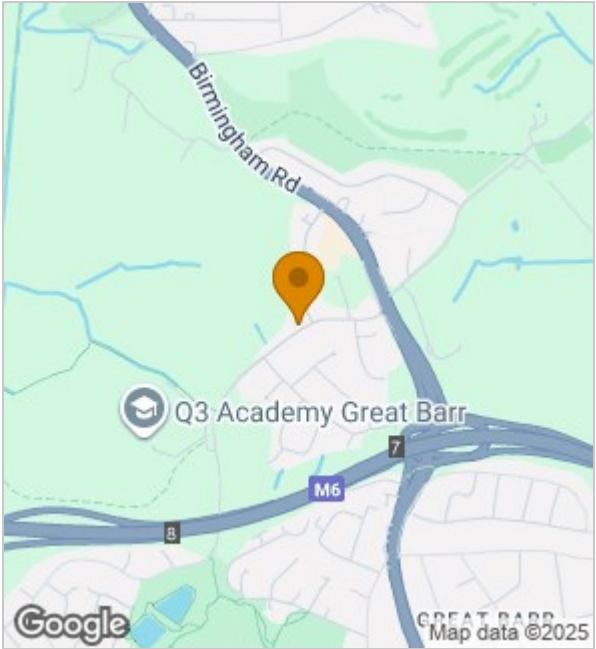
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Tenure. We have been advised by the vendor that the property is **Freehold**. The Agent has not had sight of the title documents; therefore, prospective purchasers are advised to obtain verification from their solicitors.

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

