

FOR SALE

info@midlandresidential.co.uk

midland
residential



38 Wilderness Lane

Great Barr, Birmingham, B43 7SB

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.

Offers In The Region Of £299,950

38 Wilderness Lane

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- Excellent Location
- Gas Central Heating
- Separate Utility Room
- Council Band B

- Off Road Parking
- Modern Decor
- Kitchen Diner

- Double Glazed
- Two Bathrooms
- EPC Rating C

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

14'2" (into bay) x 12'5" (4.34 (into bay) x 3.81)

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

11'0" (into recess) x 15'9" (3.37 (into recess) x 4.82)

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

11'0" x 7'0" (3.353 x 2.14)

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

6'2" x 6'8" (1.90 x 2.05)
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

8'11" (furthest point) x 15'11" (widest point) (2.74 (furthest point) x 4.86 (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

10'11" x 9'6" (3.33 x 2.92)

Having laminate flooring, built-in wardrobe with a corner unit, central heating radiator, UPVC double-glazed window to the rear, ceiling light point

Bathroom

8'2" x 6'11" (2.50 x 2.13)

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

8'2" x 6'11" (2.5 x 2.13)
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.

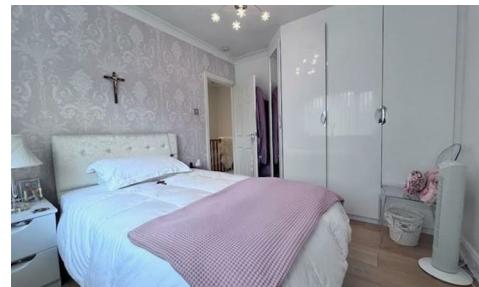
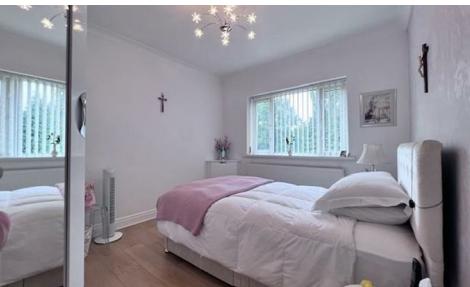
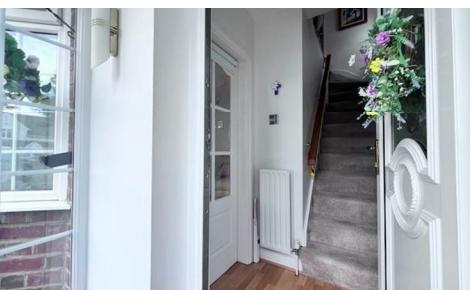
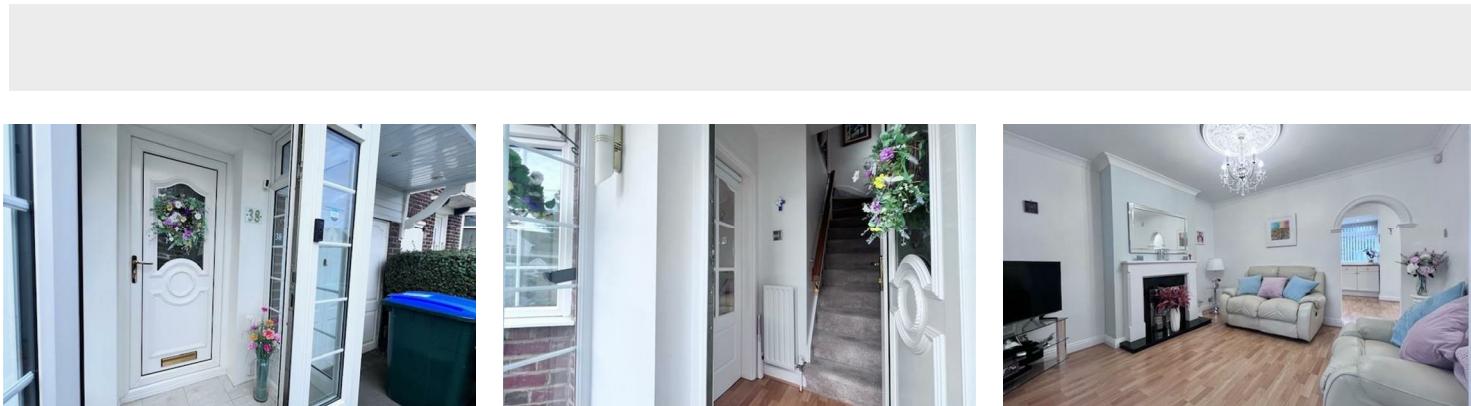
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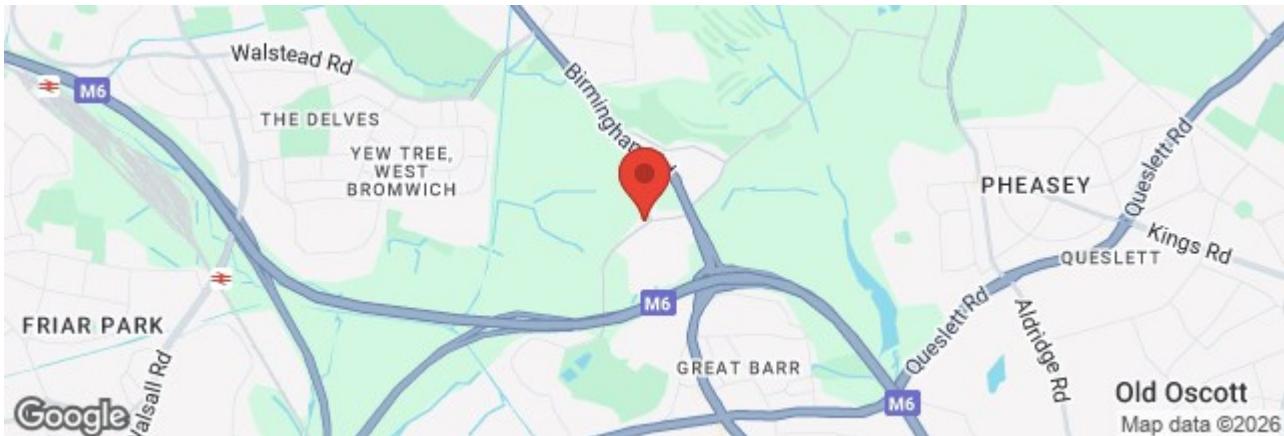
The Agent has not tested any apparatus, equipment, fixture, fittings or services, and so does not verify they are in working order, fit for their purpose, or within the ownership of the sellers, therefore the buyer must assume the information given is incorrect. Neither has the Agent checked the legal 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 £36.00 per applicant is payable. We ask for your co-operation to prevent a delay in agreeing the sale.





Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	72	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	



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).

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. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

This property is being handled by Midland Residential. 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 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. Items shown in photographs are not included unless specifically mentioned in writing with the sales particulars. A separate negotiation may be available.

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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.