









welcome to

Pear Tree Road, Great Barr Birmingham

SEMI DETACHEDTHREE DOUBLE BEDROOMS***TWO RECEPTION ROOMS***OFF ROAD PARKING***SIDE GARAGE***DOUBLE GLAZED***CENTRAL HEATING***CHAIN FREE - IN NEED OF MODERNISATION***

Note

Council tax band: D

Front Garden

Dropped kerb, parking to front and access to side garage.

Lounge

14' 10" x 11' 11" (4.52m x 3.63m)

Double glazed window and sliding doors to rear, fire, carpet flooring, ceiling light point, radiator and French doors to dining room.

Dining Room

11' 11" x 9' 9" (3.63m x 2.97m)

Double glazed sliding doors to rear, French doors to lounge, carpet flooring, ceiling light point and radiator.

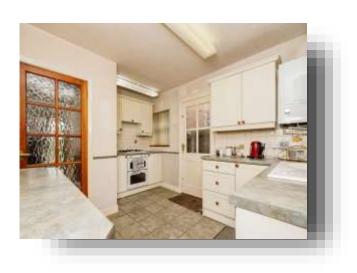
Kitchen

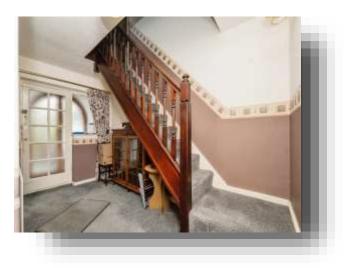
12' 1" x 9' 7" (3.68m x 2.92m)

Double glazed window to front, wall and base units with work surfaces over, sink and drainer unit, integrated cooker, gas hob, integrated washing machine, integrated fridge, wall mounted central heating boiler, tiling to splash prone areas, two strip lights and radiator.









Landing

Double glazed window to front, two storage cupboards, carpet flooring, ceiling light point and loft access.

Bedroom One

14' 10" x 12' $(4.52m \times 3.66m)$ Double glazed window to rear, carpet flooring, ceiling light point and radiator.

Bedroom Two

12' x 9' 9" (3.66m x 2.97m)
Double glazed window to rear, carpet flooring, ceiling light point and radiator.

Bedroom Three

12' 2" x 7' 10" ($3.71m \times 2.39m$) Double glazed window to front, wall light, ceiling light point and radiator.

Bathroom

Double glazed window to side, bath, walk in shower, wash hand basin, tiled flooring, ceiling light point and radiator.

Separate W.C

Double glazed window to side, low level WC, tiled flooring and ceiling light point.

Rear Garden

Slabbed area, concrete area, mainly laid to lawn, footpath and mature trees.





welcome to

Pear Tree Road, Great Barr Birmingham

- SEMI DETACHED
- THREE DOUBLE BEDROOMS
- TWO RECEPTION ROOMS
- OFF ROAD PARKING
- SIDE GARAGE

Tenure: Freehold EPC Rating: D

£395,000



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 orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

view this property online shipways.co.uk/Property/GRB110895



Property Ref: GRB110895 - 0002 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for quidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.





0121 358 2281



greatbarr@shipways.co.uk



905 Walsall Road, Great Barr, BIRMINGHAM, West Midlands, B42 1TN



shipways.co.uk

Shipways is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.