



Lodge Pool Close, Great Barr
Birmingham, B44 8HH

Cash Buyers Only £175,000

Great Barr Cash Buyers Only

Cash Buyers Only £175,000



CASH BUYERS ONLY

Offered with no upward chain, this **leasehold** property has approximately 60 years remaining, is in need of attention and is located in this highly sought after development in Great Barr.

The property has been extended and offers a versatile layout and is accessed via a porch which leads to the reception hall with a WC off, storage cupboard and doors open into the lounge as well as the kitchen which has some fitted units, built in oven (not tested) and a window to the front. The lounge is a good size and has stairs off, double doors to the conservatory and opens into the family room which offers a variety of uses with windows to the front and rear. The conservatory is well proportioned and has windows and double doors to the garden.

On the first floor there are three bedrooms, the master is a double with built in wardrobes to one wall and two windows to the rear, the second bedroom is a single with a window to the front and the third bedroom is also a single with a window to the front. The shower room has a shower cubicle, part wall tiling and a window to the side.

Outside the rear garden is slabbed for ease of maintenance with a decking area requiring attention, there is a large garden shed also in need of attention and viewing of this double glazed and centrally heated (not tested) home is essential.

ALL SERVICES/APPLIANCES HAVE NOT BEEN AND WILL NOT BE TESTED.





Property Specification

CASH BUYERS ONLY
THREE BEDROOMS
SEMI DETACHED
HIGHLY POPULAR LOCATION
IN NEED OF ATTENTION

Lounge
4.70m (15'5") x 4.24m (13'11")

Kitchen
2.67m (8'9") x 2.34m (7'8")

Family Room
4.80m (15'9") x 2.28m (7'6") max

Conservatory
4.01m (13'2") x 2.91m (9'7")

Bedroom 1
4.24m (13'11") x 2.38m (7'10")

Bedroom 2
2.69m (8'10") max x 2.31m (7'7")

Bedroom 3
2.73m (8'11") x 1.87m (6'2")

Shower Room
2.22m (7'3") x 1.81m (5'11")

Viewer's Note:

Services connected: Gas Electric Water Drainage

Council tax band: C

Tenure: Leasehold 99 Years from 24th June 1985
APPROX 60 Years Remaining

Ground Rent: £130 until 24th June 2050
Increasing to £260 thereafter.

Service Charge: £0

Agent's Note:

Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order as they have not been tested. All dimensions are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. These Sales Particulars do not constitute a contract or part of a contract.
Came on the market: 29th July 2024

Floor Plan

This floor plan is not drawn to scale and is for illustration purposes only



Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

Map Location

