



Hill Lane, Great Barr
Birmingham, B43 6NA

Auction Guide Price £360,000

This Property is being sold by Paul Carr Modern Auction. Modern Auction is a faster and more secure way to sell or purchase a property, where the seller and the buyer commit to the transaction and an agreed fixed timescale

Located on the sought after Hill Lane in Great Barr, we are excited to market this spacious and detached three bedroom bungalow. Situated in a beautiful corner spot opposite the lovely greenery of Red House Park and within convenient distance for local amenities and the M6 motorway network.

Set behind a neatly arranged retaining wall, is a good size block paved driveway flanked by a side lawn and leading up to the internal front entry.

The entrance hall is welcoming and features a built-in double cloak cupboard and opens out into the kitchen. The kitchen offers a generous range of wall and base cabinets with countertops over featuring a Quartz overlay, cooker and hob, space for appliances and doors off to all rooms including side door into to an enclosed side passage. The front reception room is a spacious living area split into a cosy lounge with bay window and fireplace along with a dining area off to the side.

The principle bedroom is accessed via the lounge and is of eye catching proportions and is versatile for multi-functional usage, featuring laminate flooring throughout, a window towards the garden and double doors opening out to a disabled friendly ramp to the garden. The bathroom is also located from this room and features a great size suite with fully tiled walls, laminate flooring, freestanding bathtub, hand wash basin and W.C. Bedroom two and three are located from a separate hallway off the kitchen and are both good size doubles. Lastly a useful shower room completes the internal accommodation.

A side passage gives access to the garden and provides additional store cupboard housing the boiler and an integral door to the garage. Externally the garden wraps around the rear of the property and features slabbed patio, lawned areas, mature hedges, fencing to the perimeters and storage shed.

Additional points the property features underfloor heating and air conditioning in parts of the home.

This lovely bungalow comes to market with no upward chain and is modified thoughtfully for any elderly purchasers or anyone with any kind of mobility issues.

An internal inspection is highly recommended

This Property is Being sold by Paul Carr Modern Auction Modern Auction is a faster and more secure way to sell or purchase a property, where the seller and the buyer commit to the transaction and an agreed fixed timescale. A legal pack (including searches) will be created upfront and made available to any interested parties and passed to the conveyancers once a sale has been agreed. Please contact Paul Carr to view these documents. When an offer is accepted, the buyer will be required to pay a non-refundable Reservation Fee of £7,800 including VAT (in addition to the final negotiated selling price), sign a Reservation Form and agree the Terms and Conditions prior to solicitors being instructed. If you require a copy of these documents, or for further information, please contact the Paul Carr Auction Team.

Tenure: We can confirm the property is Freehold.

Council Tax Band: We can confirm the Council Tax Band is D payable to Sandwell Council.

Services Connected: mains electricity, gas, water and drainage.

Viewings: Strictly via appointment through our Great Barr Residential Sales Department on 0121 325 1133
or via Greatbarr@paulcarrestateagents.co.uk



Entrance Hallway
5' 6" x 8' 2" (1.68m x 2.5m)

Kitchen
16' 5" x 10' 8" (5m x 3.25m)

Lounge
16' 1" x 15' 9" (4.9m x 4.8m)

Bedroom Three
12' 8" x 9' 10" (3.86m x 3m)

Bedroom Two
12' 8" x 9' 3" (3.86m x 2.82m)

Shower Room
5' 3" x 4' 11" (1.6m x 1.5m)

Bedroom One
18' 1" x 17' 11" (5.5m x 5.45m)

Bathroom
9' 6" x 10' 11" (2.9m x 3.32m)

Enclosed Side Passage

Garage
13' 9" x 8' 0" (4.18m x 2.44m)





Floor Plan

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

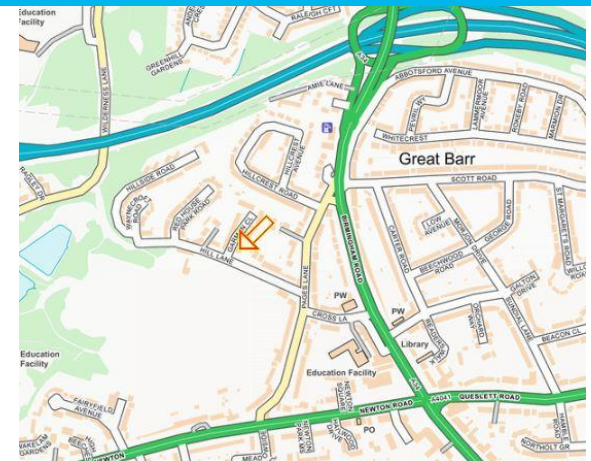


Energy Performance Rating

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	70	81
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Map Location







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: