



Mildenhall Road, Great Barr  
Birmingham, B42 2PE

Offers Over £205,000

# Great Barr

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Paul Carr Estate Agents present a three bedroom semi-detached property in need of modernisation located in a popular residential area of Great Barr with excellent proximity to local amenities, transport link and the M6 motorway. Approached via a block paved driveway and once entered internally, the hallway has doors leading to all ground floor accommodation.

The front through lounge is spacious, offering a large bow window and ample space to be used as a sitting room or dining space being dual aspect with a central fireplace towards the rear of the lounge. Completing the downstairs is a kitchen, containing sink unit with drainer, integrated oven with overhead extractor and useful cupboards for storage. Travelling onto the first floor, there is access to three bedrooms, two comfortable doubles and a smaller third bedroom. The family bathroom contains a bath with overhead electric shower, hand wash basin and low level W.C.

Externally, the property benefits from a lovely garden, consisting of out buildings for further storage space, patio space and lawned area ahead. Towards the rear of the garden the property benefits from a double garage for multi-purpose usage and there is also rear access for the garage providing further suitable parking space if necessary.

The property is ideal for a first-time buyer, family or investor having opportunity for modernisation.

**This Property is Being sold by PAUL CARR SECURE SALE**

Secure Sale 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 Estate Agents to view these documents.

When an offer is accepted, the buyer will be required to pay a non-refundable Reservation Fee of £6,600 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.





## Property Specification

SEMI DETACHED  
DOUBLE GARAGE AND REAR ACCESS  
BLOCK PAVED DRIVE  
SPACIOUS GARDEN  
IN NEED OF MODERNISATION

### Hall

10' 2" x 5' 3" (3.1m x 1.6m)

### Lounge

23' 4" x 9' 10" (7.1m x 3m)

### Kitchen

10' 10" x 5' 11" (3.3m x 1.8m)

### Bathroom

6' 7" x 6' 1" (2m x 1.85m)

### Bedroom 1

12' 6" x 9' 2" (3.8m x 2.8m)

### Bedroom 2

12' 0" x 9' 2" (3.66m x 2.8m)

### Bedroom 3

7' 1" x 6' 0" (2.17m x 1.83m)

### Garage

18' 1" x 18' 1" (5.5m x 5.5m)

### 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:

### Viewer's Note:

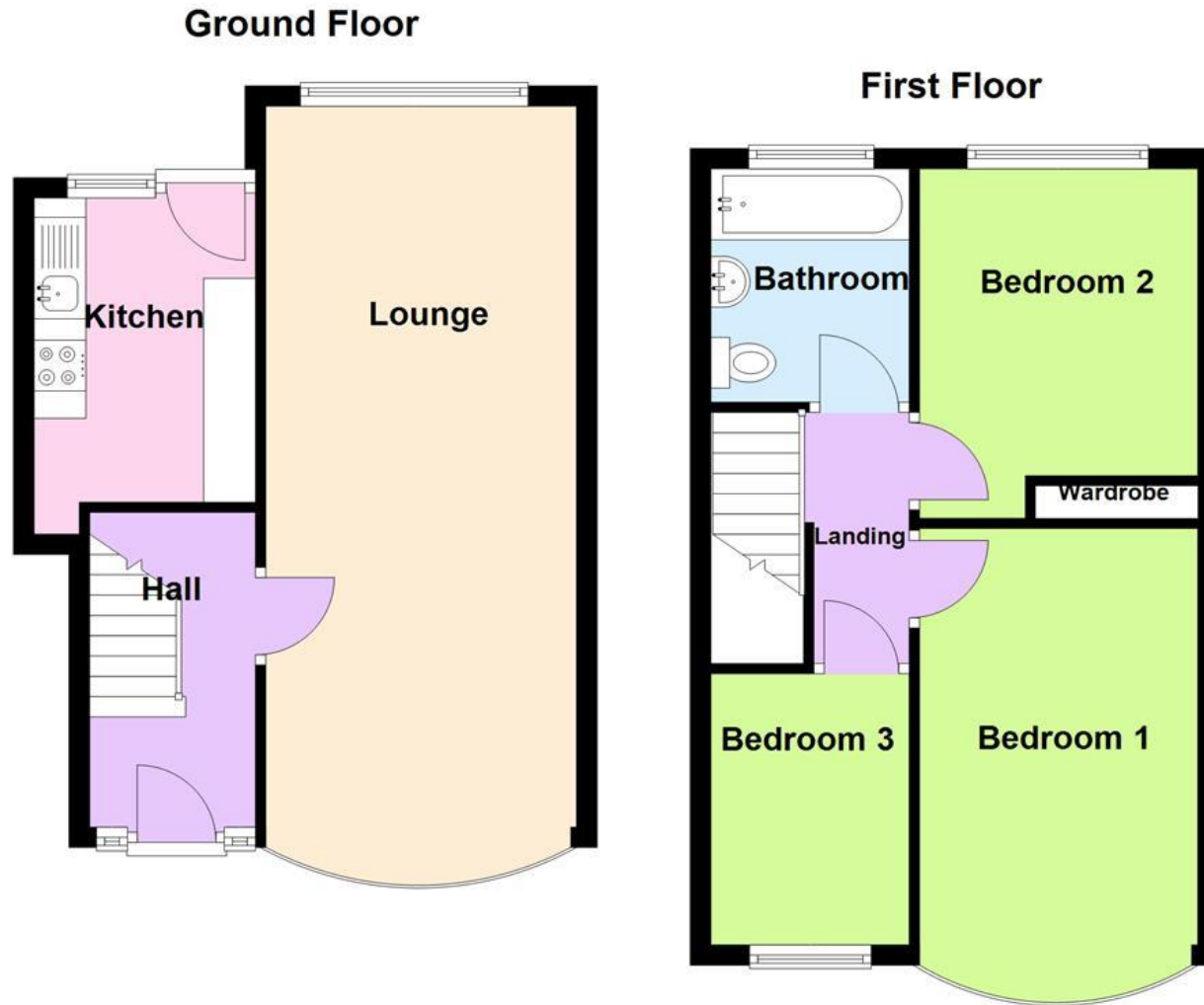
Services connected: mains electricity, gas, water and drainage

Council tax band: C

Tenure: Freehold

# 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		85 B
69-80	C		
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

## Map Location

