



Waverley Avenue, Great Barr
Birmingham, B43 7PR

Auction Guide Price £185,000

Great Barr

Auction Guide Price £185,000



We are pleased to have available this excellent opportunity to purchase a family home on the Park Farm estate offering huge potential. Situated on Waverley Avenue within close proximity for local amenities and schools for all age groups. Approaching via your own private block paved driveway set behind a retaining wall and leading up to the front door. Upon entry the hallway has stairs up onto the first floor and a door into the lounge. The lounge area offers a good size reception space with dual windows and patio door to the garden and an angled chimney breast and fireplace along with a door off to the kitchen. The kitchen offers an extended space with plentiful wall and base cabinets with worktops over, sink with a side drainer and an electric oven. A patio door leads out from here into an integral garage.

Travelling upstairs are two double bedrooms towards the rear of the property and a smaller third bedroom with aspect to the front and stairbox. The family shower room offers a recently upgraded suite with a spacious feel offering a walk-in shower, wash hand basin, W.C and modern tiled walls.

Externally is an impressive garden with a patio area, well maintained lawn and established shrubs & fencing to the borders. A lengthy garage runs the length of the property and gives access to the garden and offers great additional storage and versatile use.

Coming to market with no upward chain, this home will suit a number of buyers who are happy to renovate and put their own stamp on the home.

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 £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

BEING SOLD BY PAUL CARR MODERN AUCTION - BUY IT NOW option available - RESERVATION FEE APPLIES
THREE BEDROOM SEMI DETACHED
POPULAR PARK FARM ESTATE
SPACIOUS GARDEN
GARAGE & DRIVEWAY

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

Lounge
16' 5" x 16' 1" (5m x 4.9m)

Kitchen
16' 5" x 9' 10" (5m x 3m)

Bedroom One
9' 6" x 14' 5" (2.9m x 4.4m)

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

Bedroom Three
7' 7" x 9' 2" (2.3m x 2.8m)

Family Shower Room
8' 10" x 7' 3" (2.7m x 2.2m)

Garage
26' 3" x 7' 7" (8m x 2.3m)

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

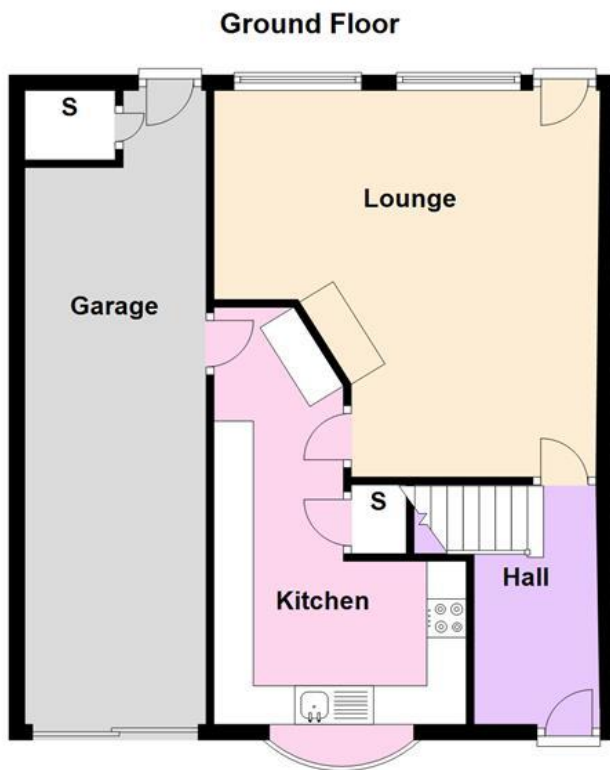
Council tax band: C

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		86 B
69-80	C		
55-68	D		
39-54	E		
21-38	F	22 F	
1-20	G		

Map Location

