



Walsall Road, Great Barr
Birmingham, B42 1EJ

Offers Over £225,000

Great Barr

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Three Bedroom Semi-Detached House.
Nestled in a prime location on Walsall Road in Great Barr.
This property offers an incredible renovation opportunity with plenty of space and potential.

Just a short distance from Scott Arms shopping amenities and with quick access to the M6 motorway, this property is ideal for those seeking both convenience and the chance to create a customised home.

Inside, the property features a large welcoming hallway, two spacious reception rooms and a kitchen with a separate utility area. The layout includes two double bedrooms, a third bedroom and a good sized family bathroom.

Additionally, the home offers the convenience of an integral garage and a driveway for ample off-road parking. At the rear, you will find a large garden full of potential.

Both inside and out, this home is in need of complete renovation and modernisation, presenting a blank canvas to bring your vision to life.

This is a rare opportunity to acquire a home with solid potential in a desirable location.

Book your viewing today to explore the possibilities!

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 **£6,875** 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 Team.





Property Specification

SEMI DETACHED
THREE BEDROOMS
TWO RECEPTION ROOMS
PRIVATE DRIVEWAY
FULL RENOVATION REQUIRED

Lounge
16' 9" x 11' 2" (5.1m x 3.4m)

Dining Room
16' 1" x 10' 6" (4.9m x 3.2m)

Kitchen
10' 10" x 8' 2" (3.3m x 2.5m)

Utility room
8' 10" x 6' 7" (2.7m x 2.0m)

Bedroom 1
16' 9" x 11' 2" (5.1m x 3.4m)

Bedroom 2
15' 9" x 9' 10" (4.8m x 3.0m)

Bedroom 3
10' 10" x 6' 7" (3.3m x 2.0m)

Bathroom
8' 2" x 5' 11" (2.5m x 1.8m)

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:

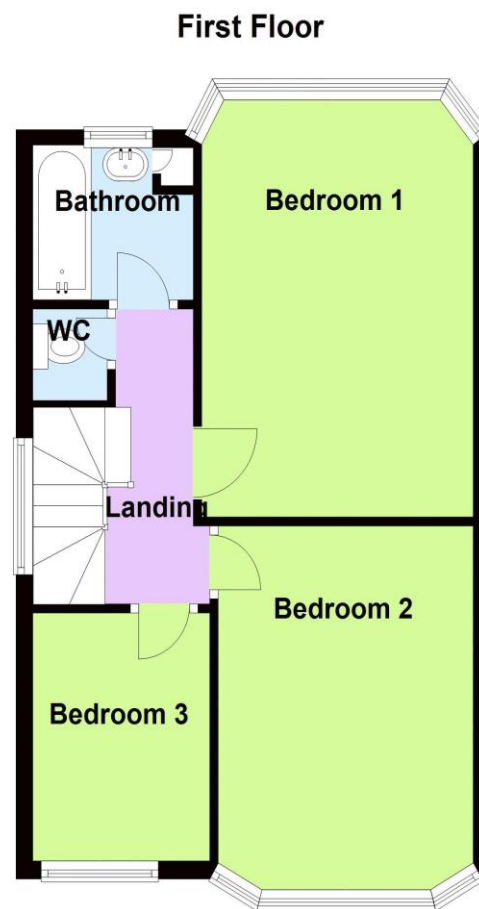
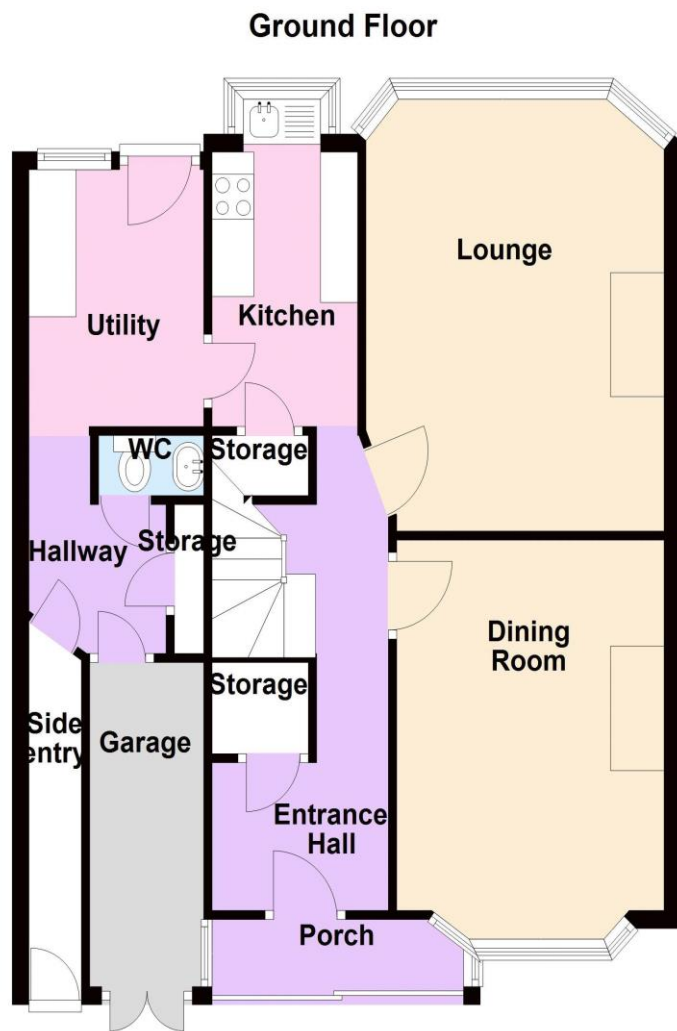
Services connected: mains electricity, gas, water and drainage

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

Map Location

