

**FOR SALE**



**Old Walsall Road, Great Barr**

**3 Bedrooms, 1 Bathroom, Semi Detached**

**£235,000**

**MARTIN&CO**





- EXTENDED SEMI DETACHED PROPERTY
- THREE BEDROOMS
- LOUNGE
- EXTENDED DINING ROOM
- EXTENDED FITTED KITCHEN
- FAMILY BATHROOM
- REAR GARAGE

Martin & Co are pleased to offer this superbly presented extended semi detached property conveniently located for schools, shops and transport links. This lovely home has a welcoming garden with pathway leading to the front door. There is a welcoming hallway and sliding door leading to the good sized lounge ideal to relax in. Sliding doors lead to the extended dining room that has space for a study area and sliding doors to the rear garden. The fitted kitchen has also been extended with a range of wall and base units with eye line cooker and separate gas hob. A door leads to the side elevation.

On the first floor is a landing with doors leading to the three nicely proportioned bedrooms with the second bedroom having fitted wardrobes. They are accompanied by the family bathroom with four piece suite comprising panelled bath, W.C. wash basin and separate shower cubicle

To the rear of the property is a lawned garden with patio and centre pathway. There is a rear garage and extra parking to the rear with the addition of double opening gates. The access is via a shared driveway to the rear.

An internal viewing is highly recommended

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



HALLWAY

LOUNGE 15' 9" x 10' 3" (4.8m x 3.12m)

DINING ROOM 16' 6" x 9' 3" (5.03m x 2.82m)

KITCHEN 18' 2" x 6' 10" (5.54m x 2.08m)

LANDING

BEDROOM ONE 13' 8" x 8' 3" (4.17m x 2.51m)

BEDROOM TWO 12' 2" x 10' 7" into wardrobes (3.71m x 3.23m)

BEDROOM THREE 10' 5" max x 6' 10" min x 8' (3.18m x 2.08m x 2.44m))

BATHROOM 8' 7" x 5' 7" (2.62m x 1.7m)

REAR GARDEN

REAR GARAGE 17' 7" x 9' 4" (5.36m x 2.84m)



INFORMATION FIXTURES AND FITTINGS as per sales brochure.

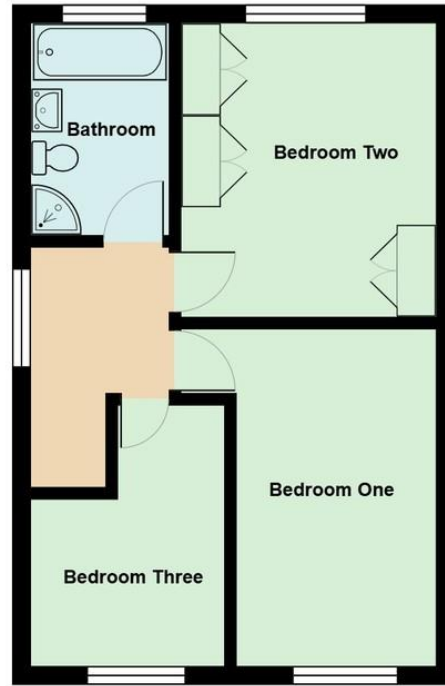
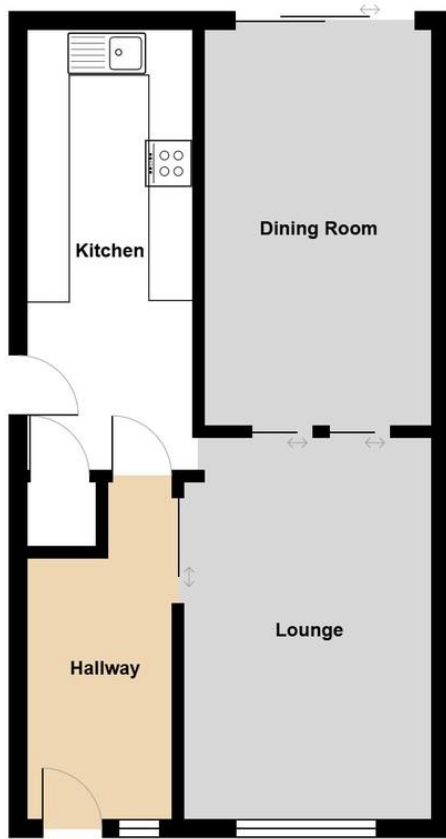
#### TENURE

Martin and Co has been informed that the property is freehold. The agent has not received confirmation from the vendor's solicitors and therefore would advise any interested parties to verify this information via their own solicitor.

Martin and Co has not tested any fixtures, heating systems or services and so cannot verify that they work or are fit for purpose. Any buyer is advised to obtain verification from their Solicitors/Surveyors. All measurements are approximate.







**Martin & Co Sutton Coldfield** **0121 321 6090**  
 24 Birmingham Road • Sutton Coldfield • B72 1QG  
 T: 0121 321 6090 • E: [suttoncoldfield@martinco.com](mailto:suttoncoldfield@martinco.com) <http://www.martinco.com>



**Accuracy:** References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

