

# FOR SALE

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## 38 Wilderness Lane

Great Barr, Birmingham, B43 7SB

Midland Residential are pleased to present this vastly improved semi-detached house, located on Wilderness Lane, Great Barr. Offering generous ground and first-floor living space, the property provides an excellent blend of comfort and modern convenience. Ideal for small families, couples, or individuals seeking a well-proportioned home, this property benefits from double-glazed windows, gas central heating, a functional utility room, and a ground-floor shower room. The first floor comprises two well-sized bedrooms and a family bathroom. Externally, the property features a landscaped rear garden with decorative elements and a sun building to the rear, as well as off-road parking to the fore and an enclosed garage space. Situated near Merrion's Wood, ideal for nature walks and wildlife enthusiasts, the property enjoys close proximity to motorway links, public transport, local shops, and both primary and secondary schools. Viewings are strictly by appointment only. Please note: The sale of this property forms part of an onward chain.

Offers In The Region Of £280,000

# 38 Wilderness Lane

## Great Barr, Birmingham, B43 7SB



- Excellent Location
- Gas Central Heating
- Separate Utility Room
- Council Band B

- Off Road Parking
- Modern Decor
- Kitchen Diner

- Double Glazed
- Two Bathrooms
- EPC Rating C

### Approach

Having off-road parking, tarmac laid drive with block paved border, with mature hedges to the boundary, with a side garage access.

### Porch

UPVC built porch with double glazed windows and door, tiled floor with wall lights.

### Entrance Hallway

UPVC double-glazed door, laminated flooring, central heating radiator, ceiling light point, mirrored cupboard with electric meter and fuseboard, stairs to first floor, door to lounge

### Reception Room

14'2" (into bay) x 12'5" (4.34 (into bay) x 3.81)

Having laminate flooring, 5-sided double-glazed UPVC Bay window with curved central heating radiator below. Gas coal effect fire with decorative fire surround. Ornate plaster moulding with ceiling rose, ceiling light point with an arch opening leading thereof.

### Kitchen Diner

11'0" (into recess) x 15'9" (3.37 (into recess) x 4.82)

Having laminated flooring, a selection of wall and base units with white door fronts, with laminated work surfaces with integrated electric hob, extractor over and oven below, Fitted base units with laminated worksurface with sink and taps inset into window recess, with three UPVC double glazed windows to the rear, Splashback brick effect wall tiles, UPVC double glazed French doors leading through to a paved patio area. central heating radiator, recessed ceiling spotlights, with wall light, bifold door leading through to an enclosed store.

### Utility Room

11'0" x 7'0" (3.353 x 2.14)

Having a tiled floor, laminated worksurface with sink inset and taps over with plumbing for washing machine

and dishwasher below, splashback wall tiles, central heating radiator, Worcester boiler, UPVC door leading to enclosed garage store, door to downstairs shower room, ceiling light point

### Shower Room

6'2" x 6'8" (1.90 x 2.05)  
Having a tiled floor, glass panelled quadrant shower enclosure with a Mira electric shower and low voltage extra fan over, low-level WC, wash hand basin with mono tap over with vanity unit below, central heating radiator, chrome heated towel rail, Ceiling light point, UPVC double glazed window with obscure glass to rear

### Stairs & Landing

Having a fitted carpet, oak-stained handrail with painted spindles and banister to the landing, UPVC double-glazed window to the side elevation, loft hatch access point, recessed ceiling spotlights, doors leading thereof:

### Front bedroom 1

8'11" (furthest point) x 15'11" (widest point) (2.74 (furthest point) x 4.86 (widest point))

Being L-shaped in design, having a fitted carpet, gas central heating radiator, two UPVC double-glazed windows to the fore, built-in wardrobe with mirrored sliding doors, ceiling light point

### Rear Bedroom 2

10'11" x 9'6" (3.33 x 2.92)  
Having laminate flooring, built-in wardrobe with a corner unit, central heating radiator, UPVC double-glazed window to the rear, ceiling light point

### Bathroom

8'2" x 6'11" (2.50 x 2.13)  
Having laminate flooring, part tiled splashback wall tiles, freestanding bath with taps over, wash hand basin with tap over and pedestal below, close-coupled WC, UPVC double-glazed window to the rear with obscure glass, polished chrome heated towel rail, recessed ceiling spotlights.

### Garage

8'2" x 6'11" (2.5 x 2.13)  
Having metal framed doors, gas meter point, ceiling light point

### Rear Garden

Having a slabbed patio, with decorative slate seating area, mature lawn with stepped stones leading to the rear, raised walling leading through to a sunroom with slabbed paving with decorative slate, a selection of mature plants and shrubs with timber framed fencing to the boundary

### Material Information

Material Information: Ask the agent for further information.

### Disclaimer

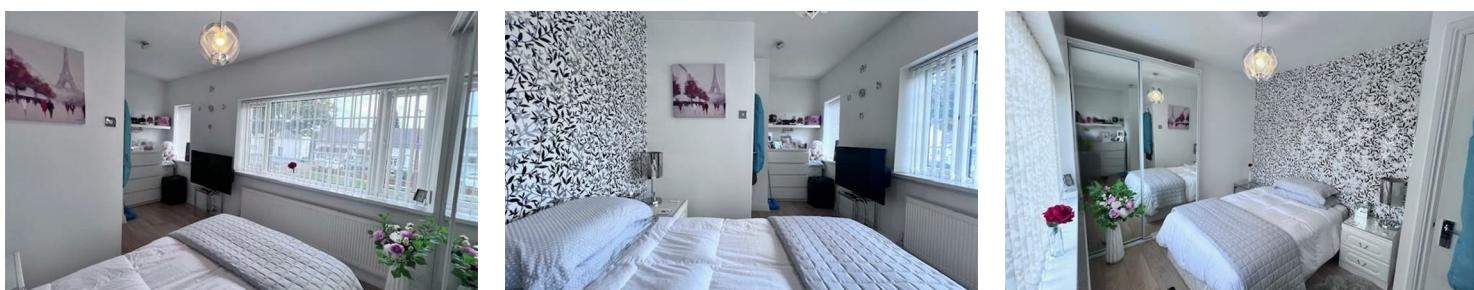
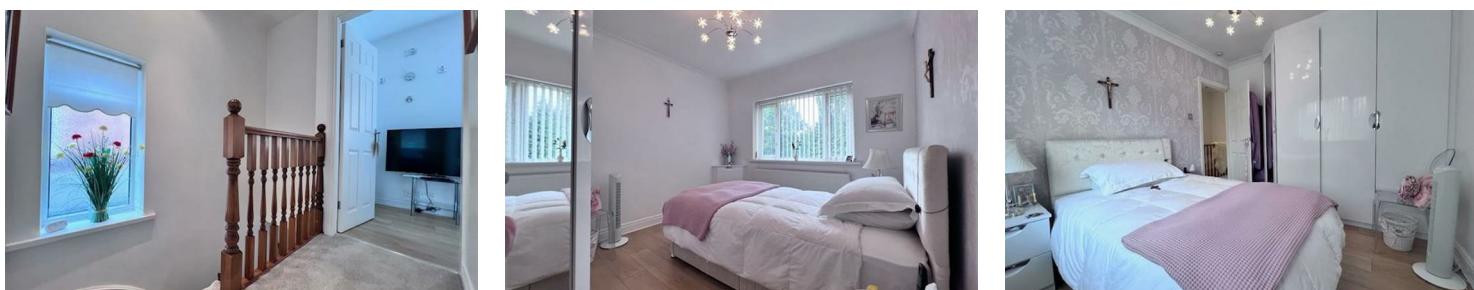
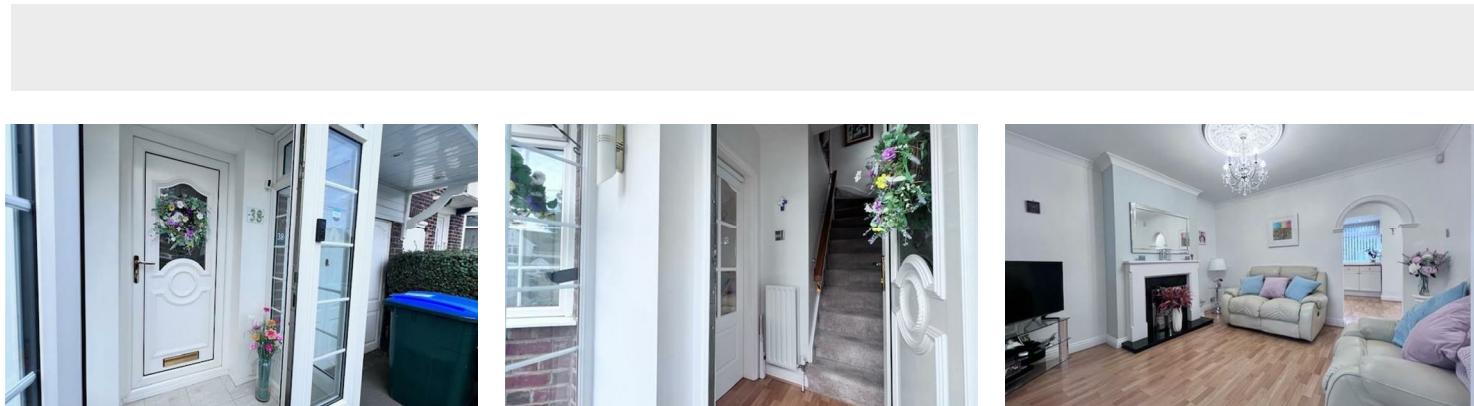
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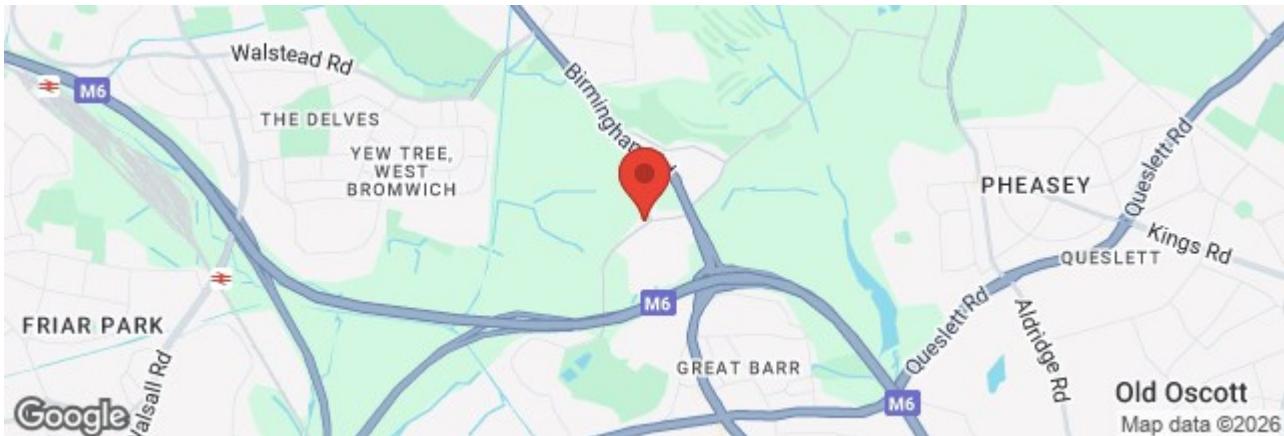
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## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	72	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed; they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).

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**Tenure:** We have been advised by the vendor that the property is Freehold. The agent has not had sight of the title documents and therefore, a prospective buyer is advised to obtain verification from their solicitors.

**Money Laundering Regulations:** Intending purchasers will be asked to produce documentation at the offer stage. We ask for your co-operation to prevent a delay in agreeing the sale. A non refundable fee of £30.00 per person is payable at the point of the offer being accepted.