



Wilderness Lane, Great Barr  
Birmingham, B43 7RT

**Offers Over £190,000**



# Great Barr

Offers Over £190,000



*Paul Carr Estate Agents are pleased to present a chain free semi-detached home on the highly sought-after Wilderness Lane in Great Barr, offering an excellent opportunity to create your perfect family residence in a desirable and well-connected location.*

Set back from the road, the home features a tandem driveway providing ample off-road parking, along with a well-maintained front garden that enhances its kerb appeal.

Inside, the property is in need of modernisation and upgrading throughout, making it an ideal blank canvas for buyers to add their own style and value.

The accommodation includes a welcoming entrance hallway, two spacious reception rooms, and a kitchen overlooking the rear garden. Upstairs, you'll find three well-proportioned bedrooms and a family bathroom.

To the rear, a generously sized garden offers plenty of outdoor space for families or entertaining. The property also benefits from a rear garage, which is in need of repair. This is a fantastic opportunity for anyone looking to put down roots in a prime Great Barr location and make a house truly their own.

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

BEING SOLD BY PAUL CARR SECURE SALE - BUY IT NOW  
option available - RESERVATION FEE APPLIES  
THREE BEDROOM FAMILY HOME  
SEMI DETACHED  
RENOVATION REQUIRED THROUGHOUT  
TWO RECEPTION ROOMS



### Porch

Hallway 14' 1" x 5' 3" (4.3m x 1.6m)

Front Reception Room 14' 5" x 9' 10" (4.4m x 3m)

Rear Reception Room 13' 1" x 9' 2" (4m x 2.8m)

Kitchen 9' 6" x 6' 11" (2.9m x 2.1m)

### Landing

Bedroom One 14' 9" x 10' 2" (4.5m x 3.1m)

Bedroom Three 7' 7" x 5' 7" (2.3m x 1.7m)

Bedroom Two 13' 5" x 8' 10" (4.1m x 2.7m)

Bathroom 9' 10" x 6' 3" (3m x 1.9m)

### 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:

**Identity Verification Fee** - We are required by law to conduct anti-money laundering checks on all those buying a property as part of our due diligence. As agents acting on behalf of the seller, we are required to verify the identity of all purchasers once an offer has been accepted, subject to contract. The initial checks are carried out on our behalf by Lifetime Legal. A non-refundable administration fee of £40 + VAT (£48 including VAT) applies which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us issuing a memorandum of sale, directly to Lifetime Legal, and is non-refundable.

### Viewer's Note:

Services connected: mains electricity, gas, water and drainage

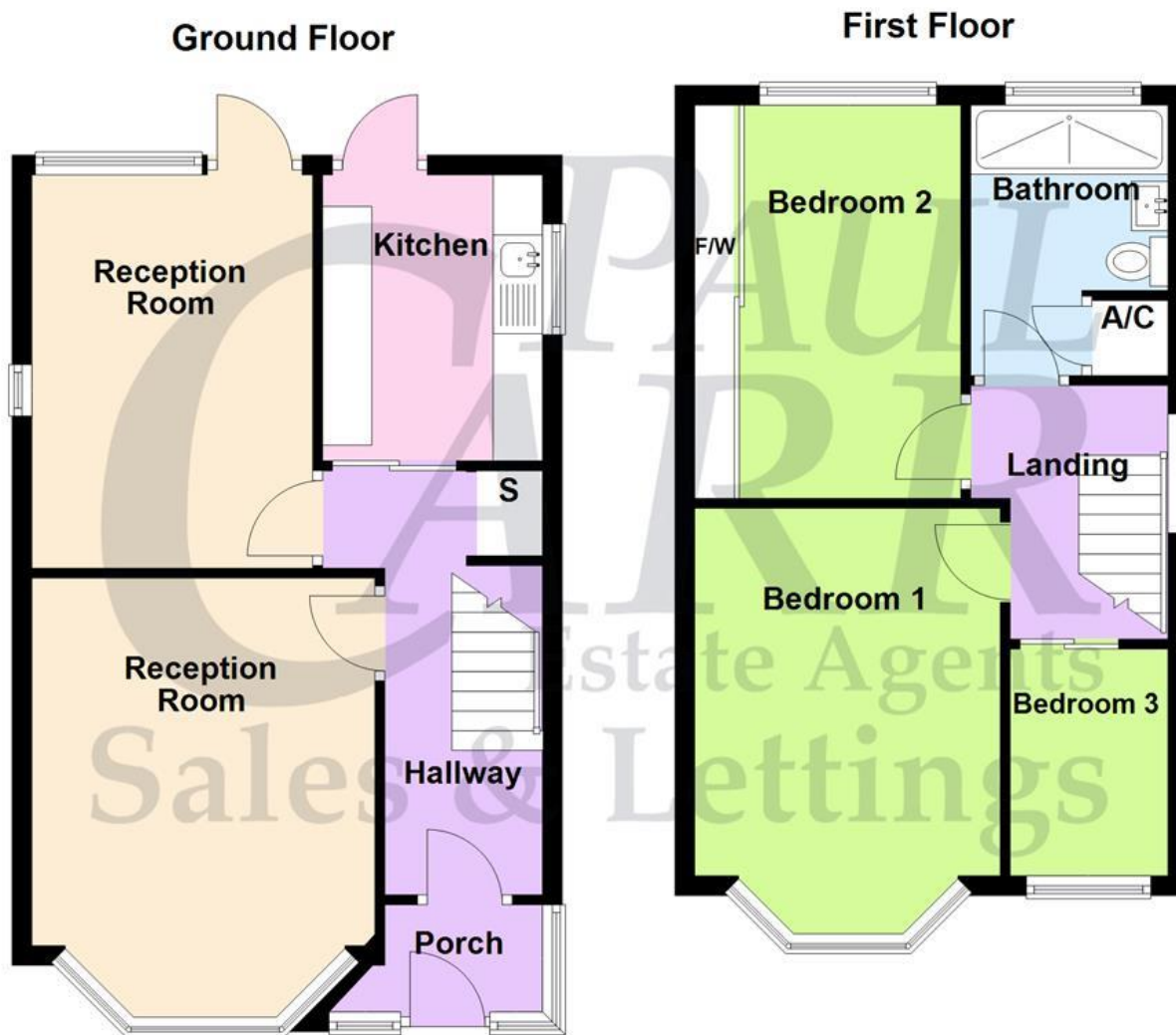
Council tax band: C

Tenure: Freehold

# Floor Plan

*This floor plan is not drawn to scale and is for illustration purposes only*

## Energy Efficiency Rating



## Map Location

