FOR SALE

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midland residential

Spouthouse Lane

Great Barr, Birmingham, B43 5QA

Midland Residential is pleased to bring to the market this extended three-bedroom semi-detached house located in a sought-after location in Great Barr. The property is conveniently positioned close to a range of local amenities, a;ong with transport links, with Hamstead Railway Station and bus routes nearby. To the ground floor, the property benefits from an enclosed porch leading into a welcoming entrance hallway, two well-proportioned reception rooms, an extended kitchen-diner and store room, with access leading onto a lean-to with garden access thereof. On the first floor, the property offers three bedrooms and a family bathroom. Externally, the property benefits from a rear garden featuring a combination of a slabbed area and a mature lawn, with a garage accessed from the rear, whilst also providing additional storage. The property further benefits from gas central heating and double-glazed windows (ws). Ideal for first-time buyers or investors alike, with some modernisation needed. Please note, the sale of the property will be part of an onward chain. Viewings are strictly by appointment only.

Offers Over £220,000

124 Spouthouse Lane

Great Barr, Birmingham, B43 5QA

3 1 2 D

- Semi Detached House
- Lean To
- Double Glazed (ws)
- Council Tax C
- Three Bedrooms
- Sun Room
- Gas Central Heating
- Extended Ground Floor
- Rear Garage
- EPC D

Approach
Having a mature lawn with a selection of plants and shrubs, with steps leading to the porch

Porch
4'4" (furthest point) x 9'6" (widest point) (1.33 (furthest point) x 2.90 (widest point))
Having a tiled flooring, ceiling light point, door leading there off

Entrance Hallway
Having a fitted carpet, central heating radiator, smoke alarm, ceiling light point, doors leading there off

Reception 1
13'8" (into bay) x 10'6" (4.19 (into bay) x 3.22)
Having a fitted carpet, central heating radiator, UPVC two-sided double-glazed window to the fore, ceiling light point

Reception 2
12'0" x 10'1" (3.66 x 3.09)
Having a fitted carpet, gas fire with fire surround, central heating radiator, UPVC double glazed sliding door leading to the sun room, ceiling light point

Kitchen - Diner
13'10" (furthest point) x 8'7" (widest point) (4.23 (furthest point) x 2.62 (widest point))
Kitchen:- Having tiled flooring, selection of walls and base units with door fronts, laminate work surface, Indesit oven and hob, Philips extractor fan above, stainless steel inset sink with mixer tap over, with bowl and half sink, splashback wall tiles, UPVC double-glazed window to the rear, ceiling light point, door leading to the sun room. Diner:- Having tiled flooring, central heating radiator, ceiling light point, door leading to the side lean-to, and an under-stairs store:

Under Stair Store
2'0" x 1'10" (0.62 x 0.58)
Having a tiled flooring, electric meter, consumer fuse board

Lean To
24'1" x 4'3" (7.35 x 1.31)
Having a vinyl flooring, electric supply, inset sink with mixer tap over with splashback wall tiles, laminated work surface, ceiling light point, door providing access to the fore

Stairs and Landing
Having a fitted carpet, wooden supportive handrail, thermostat control, UPVC double-glazed obscure window to the side elevation, smoke detector, loft hatch access point, ceiling light point, door leading there off

Bathroom
7'10" x 5'11" (2.40 x 1.81)
Having vinyl flooring, central heating radiator, close-coupled WC, wash hand basin with hot and cold tap over with splashback wall tiles and pedestal below, bath tub with hot and cold tap over with splashback wall tiles, glazed shower enclosure with electric shower and attachment, UPVC double-glazed obscure window to the rear, ceiling light point

Bedroom 1
12'0" x 10'7" (3.66 x 3.23)
Having a fitted carpet, central heating radiator, built-in fitted wardrobe, UPVC double-glazed window to the fore, ceiling light point

Bedroom 2
12'5" x 10'7" (widest point) (3.80 x 3.25 (widest point))
Having a fitted carpet, central heating radiator, built-in fitted wardrobe, UPVC double-glazed window to the rear, ceiling light point

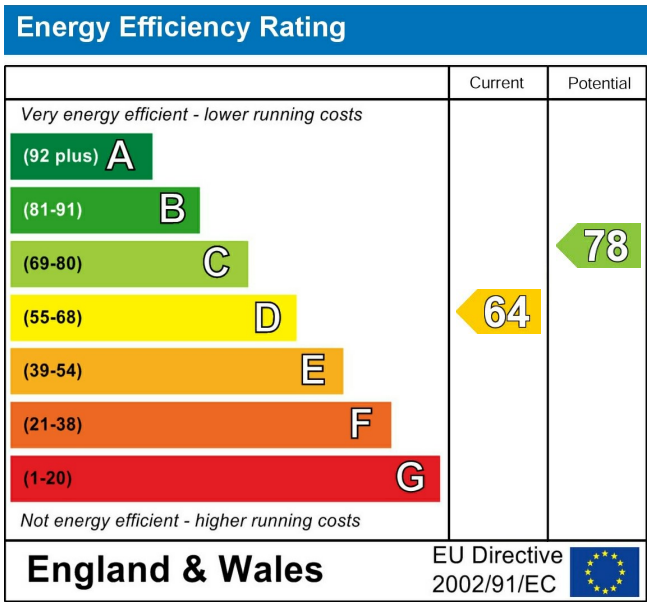
Bedroom 3
7'9" x 6'0" (2.38 x 1.83)
Having a fitted carpet, central heating radiator, navien boiler, UPVC double glazed window to the fore, ceiling light point

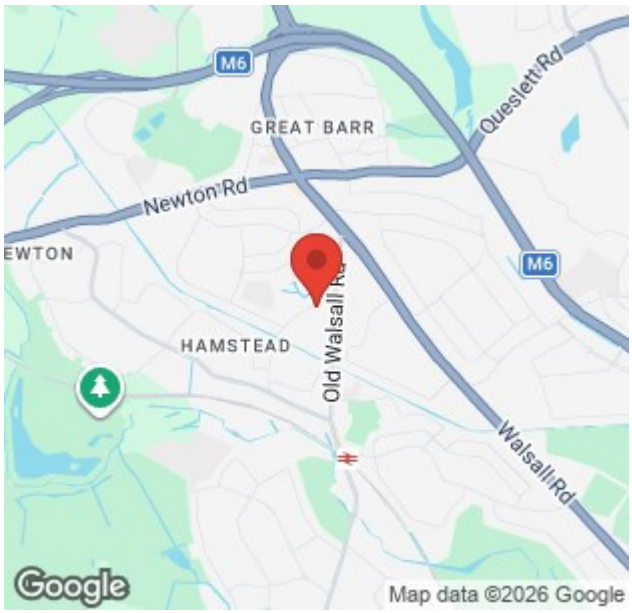
Sun Room
6'6" x 9'6" (2.00 x 2.92)
Having tiled flooring, UPVC double-glazed window to the rear, UPVC door with double-glazed glass providing access to the rear garden

Rear Garden
Having a part slabbed patio with a mature lawn, a selection of plants and shrubs, garage at the rear.

Garage
14'3" x 19'4" (4.36 x 5.90)
Having concrete flooring, metal doors, single-glazed wooden window, electric supply, ceiling light point

Material Information
Ask Agent





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