

FOR SALE

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Mildenhall Road

Great Barr, Birmingham, B42 2PF

Midland Residential is delighted to present this vastly improved and extended 3-bedroom semi-detached family home located in a highly popular and much sought-after residential location of Great Barr. Briefly comprising of and having a ground floor side extension with the kitchen extended at the rear, along with the third bedroom benefitting from a side extension creating a much-improved bedroom space. Further benefits include modern oak and glass doors throughout (where specified). On the ground floor: off-road parking to the fore with a block paved driveway, extended entrance hallway with guest WC, understairs storage provisions with pull-out drawers, through lounge with dual aspect natural light and patio access, an extended kitchen with access leading through to the garden. On the first floor: three bedrooms and a modern family bathroom. To the rear, a well-proportioned patio, with a well-maintained lawned garden, with access leading onto a timber-framed gazebo and garage, and service rear access. The property further benefits from gas central heating, double-glazed windows (where specified). The property will be sold as part of a chain, and viewings will be strictly by appointment only.

Offers Over £274,950

123 Mildenhall Road

Great Barr, Birmingham, B42 2PF



- Semi-Detached House
- Three Bedrooms
- Side Extension
- Extended Kitchen
- Family Bathroom
- Garage
- Double Glazed (where specified)
- Gas Central Heating (where specified)
- EPC Rating C
- Birmingham Council Tax Band C

Approach

Having off-road parking to the fore with block paved driveway providing access to:

Entrance

Having a composite front door leading through to the hallway with laminate flooring, upright central heating radiator, ceiling light point, UPVC double glazed window to the fore, stairs leading to the first floor and doors leading thereof

Guest W.C

3'3" x 3'0" (0.993 x 0.938)
Having a tiled floor, close couple WC, wash hand basin with tap over, part splashback wall tiles, wall extractor fan, plastic cladding with LED ceiling light, digital thermostat central heating

Hallway

13'2"(furthest point) x 9'4" (widest point) (4.02(furthest point) x 2.85 (widest point))
Having laminate flooring, modern under stairs touch sensitive pull out storage unit, fitted carpet, oak stained banister and with glass panels leading from the stairs to the landing, digital thermostat central heating

Storage Room

Having tiled flooring, LED ceiling light point, fitted wall shelves.

Front Reception Room

24'11" (interbay) x 10'4" (7.6 (interbay) x 3.17)
Having laminate flooring, three decorative upright central heating radiators, two at fore covering the front and one at the rear, modern media wall cladding, UPVC full height French doors, UPVC double glazing five sided bay window, two ceiling light points.

Extended Kitchen

16'4" (furthest point) x 9'2" (4.988 (furthest point) x 2.811)
Having tile effect flooring, central heating radiator, selection of modern wall base and larder units, gas hob inset (Beko) with a hot point electric oven below, with a work surface engineered quartz stone and up stand integrated recessed drainer grooves with mixer tap with stainless steel bowl, with splash back tiles, stainless steel extractor fan, UPVC double glazed windows, a recessed storage space with shelving and a built in storage cupboard containing Worcester boiler, smoke alarm, ceiling light point, two LED ceilings light points, door with part panel leading through to the rear

Stairs and Landing

Having UPVC double glazed window with obscure glass, loft hatch access point, ceiling light point, doors leading thereof

Bedroom 1

12'7" (interbay) x 10'5" (3.86 (interbay) x 3.19)
Having laminate flooring, central heating radiator, fitted wardrobes, UPVC double glazed five sided bay window, ceiling light point

Bedroom 2

12'4" x 10'5" (3.76 x 3.18)
Having laminate flooring, central heating radiator, fitted wardrobe, UPVC double glazed two sided window, vent on the wall, ceiling light point

Bedroom 3

7'7" (furthest point) x 9'4" (widest point) (2.32 (furthest point) x 2.87 (widest point))
Being extended to the side elevation, having laminate flooring, central heating radiator, UPVC double glazed window to the fore, UPVC double glazed window to the rear with obscure glass, ceiling light point

Bathroom

6'10" x 5'4" (2.089 x 1.631)
Having tiled flooring, offset quadrant shower, electric Mira jump, close coupled WC, wash hand basin with mix tap over and pedestal, floor to ceiling wall tiles with stone boarder, polished chrome central heating towel rail, having UPVC double glazed window with obscure glass, wall extractor fan, ceiling light point

Garden

Having a modern patio with a stepped decline providing path access leading through to the rear with mature lawn plants, timber panelled fencing to the boundary. Step leading to timber framed gazebo with a slabbed surface, providing access to a garage and rear gates access.

Garage

18'0" x 10'3" (5.489 x 3.138)
Having a concrete floor with electric supply providing sockets and lighting, metal framed doors leading through to the rear.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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