



Elmbridge Road, Birmingham, B44 8AB

Offers in Excess of £210,000

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**This Property is Being sold by
Paul Carr Secure Sale.**

Welcoming to the market this spacious three-bedroom semidetached home located on Elmbridge Road. Situated close to good local schools, shops, and amenities and it is perfect for first time buyers and investors.

Approached via a driveway and entered through a secure porch. Upon entry you are welcomed by an inviting hallway giving you access to the two reception rooms, both with bay windows. The extended kitchen offers an array of wall and base units, plenty of countertop space, sink unit with side drainer and space for suitable fitted appliances.

Completing the ground floor is a potential third reception room. Heading upstairs you are presented with three bedrooms, two of which are good-sized doubles and then a smaller but still generously sized third bedroom. The family wet room consists of a shower, hand wash unit and WC.

Externally, the property has a private low maintenance south westerly facing rear garden. Viewing this home is highly recommended.

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.





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.

Property Specification

THREE BEDROOM SEMI DETACHED
 NO ONWARD CHAIN
 TWO RECEPTION ROOMS
 EXTENDED KITCHEN
 DRIVEWAY

Living Room

4.62m (15'2") max into bay x 3.30m (10'10")

Lounge

4.20m (13'9") max into bay x 3.30m (10'10")

Kitchen

4.70m (15'5") x 2.50m (8'2")

Potential Reception Room

4.60m (15'1") x 2.90m (9'6")

Bedroom 3

2.58m (8'6") x 2.10m (6'11")

Bedroom 2

4.61m (15'2") max into bay x 3.00m (9'10")

Bedroom 1

4.21m (13'10") max into bay x 3.30m (10'10")

Wet Room

2.4m (7'10") x 1.8 (5'11")

Viewer's Note:

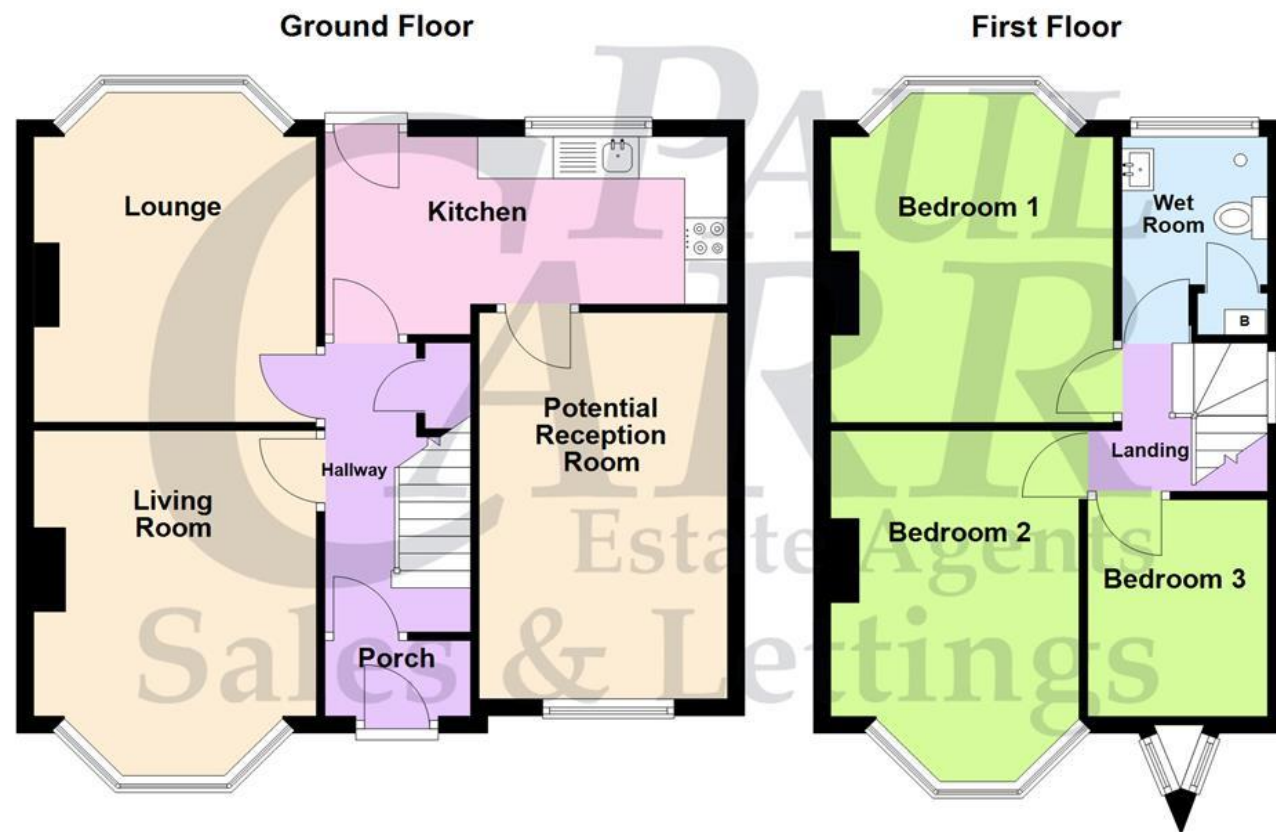
Services connected: Gas Electric Water Drainage

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

Map Location

