



Darleydale Avenue, Great Barr
Birmingham, B44 9UP

Offers Over £205,000

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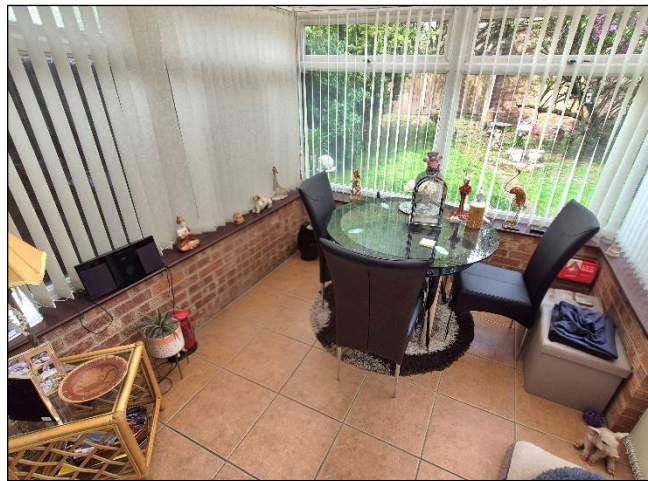
This well presented two-bedroom semi-detached property on Darleydale Avenue is ideal for First Time Buyer and investors.

Approached via a front garden the property is entered through a porch and the reception hallway leads to a large lounge with front bow window and there is also access through to the conservatory. The kitchen is located at the rear of the property and is well fitted with work surfaces along with a built-in oven and hob and space for a washing machine or dishwasher. The kitchen leads to a useful side utility area with work surfaces, space for a dryer and there is also a separate WC with wash basin at the rear.

Upstairs, the property benefits from two double bedrooms, both featuring built-in wardrobes, a storage cupboard on the landing where the boiler is located and the well-appointed shower room includes a WC, wash basin and walk-in shower cubicle.

Outside, the garden features both lawn and patio areas and the property is situated on a large corner plot which provides great potential for extensions (subject to planning permission). There is also a separate garage to the side of the property.

This gas centrally heated and double-glazed property is ideally located and must be viewed to appreciate the accommodation and scope available.





Property Specification

TWO BEDROOMS
SEMI DETACHED
IDEAL FOR FIRST TIME BUYERS AND BUY TO LET
INVESTORS
CONSERVATORY
SIDE UTILITY

Large Lounge
6.58m (21'7") x 3.50m (11'6") max

Kitchen
3.05m (10') max x 2.53m (8'4")

Conservatory
2.64m (8' 8") x 2.48m (8' 2")

Side Utility
3.75m (12'4") x 1.35m (4'5")

Separate W/C

Bedroom 1
4.45m (14'7") x 3.00m (9'10")

Bedroom 2
3.42m (11'3") max x 2.83m (9'3")

Shower Room
2.38m (7' 10") x 1.64m (5' 5")

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:

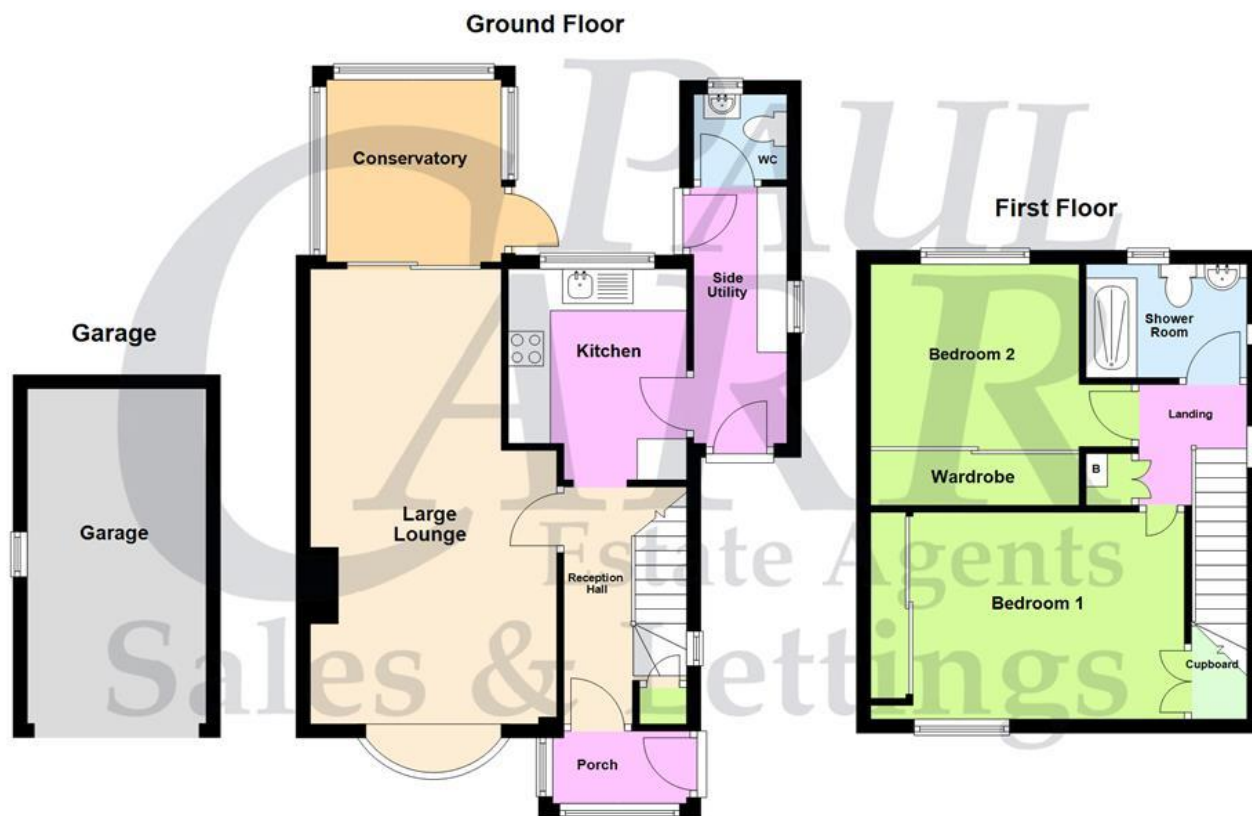
Services connected: Gas Electric Water Drainage Water Meter

Council tax band: B

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		
69-80	C		79 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

Map Location

