PAUL CARR Estate Agents Sales & Lettings

Kingstanding | 0121 350 0956 | Kingstanding@paulcarrestateagents.co.uk



Thorncliffe Road, Great Barr
Birmingham, B44 9DB

£220,000

Great Barr

£220,000

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Offered with no upward chain, this well presented three-bedroom property on the popular Thorncliffe Road is ideal for First Time Buyers and investors.

Approached via a front garden the property is entered through to the reception hall which leads to the lounge which is open into the dining room. The kitchen to the rear of the property is fitted with work surfaces, built in cooker, hob and sink along with access to the garden. Upstairs the property benefits from three good sized bedrooms. The back room is a double room while the one front room will take a double bed and is complete with fitted wardrobes and built-in storage for the boiler while the other front room is also a generous size.

Outside, the garden benefits from both decked and lawn areas, a rear garage with asbestos roof accessed via a rear right of way and shared access to the front. This gas centrally heated and double-glazed property offers excellent scope and must be viewed.





















Property Specification

NO UPWARD CHAIN
THREE BEDROOMS
IDEAL FOR FIRST TIME BUYERS
GREAT FOR INVESTORS
DOUBLE GLAZED

Lounge
3.65m (12') x 3.42m (11'3")

Dining Room
3.20m (10'6") x 3.02m (9'11")

Kitchen
3.17m (10'5") x 2.38m (7'10")

Bedroom 1
3.53m (11'7") x 3.18m (10'5")

Bedroom 2
3.64m (11'11") x 3.45m (11'4") max

Bedroom 3
2.75m (9') x 2.38m (7'10")

Bathroom
1.86m (6'1") x 1.72m (5'8")

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 £47.50 + VAT (£57 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:

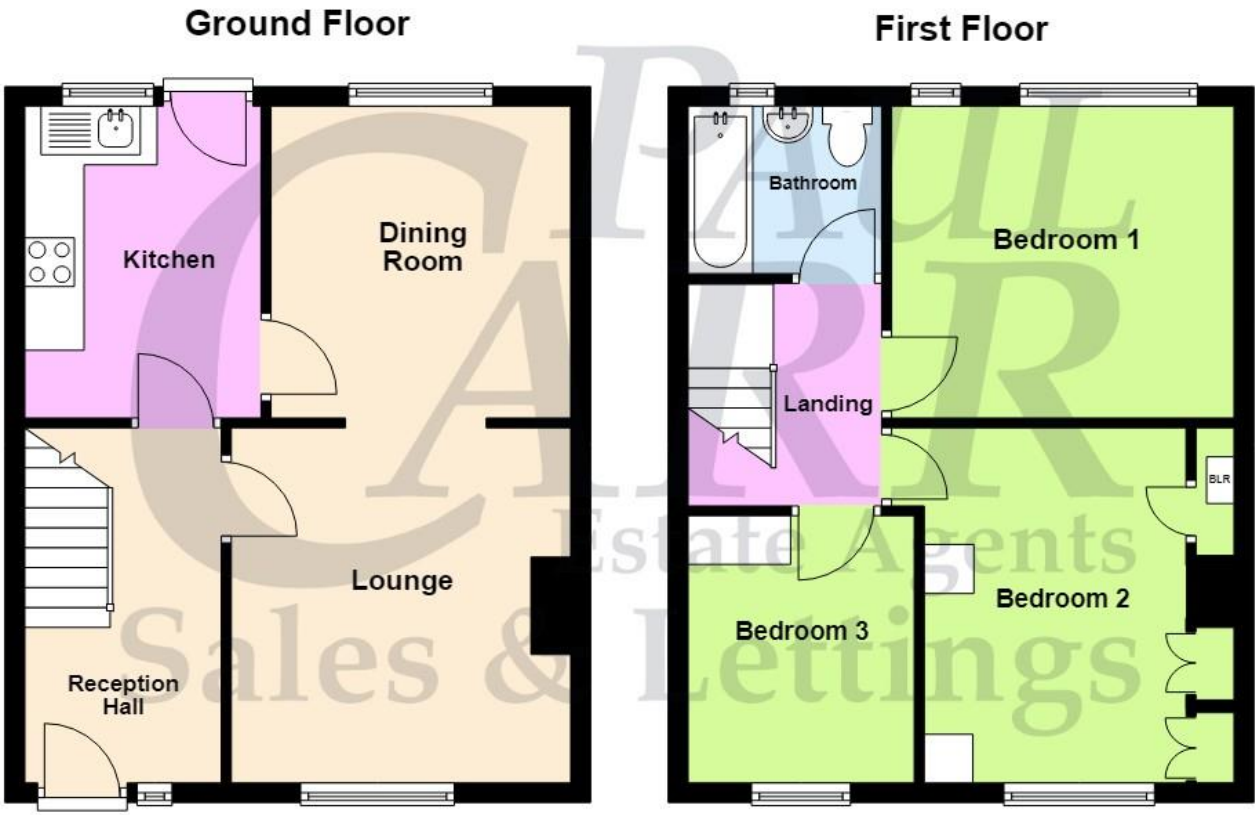
Services connected: Gas Electric Water Drainage

Council tax band: B

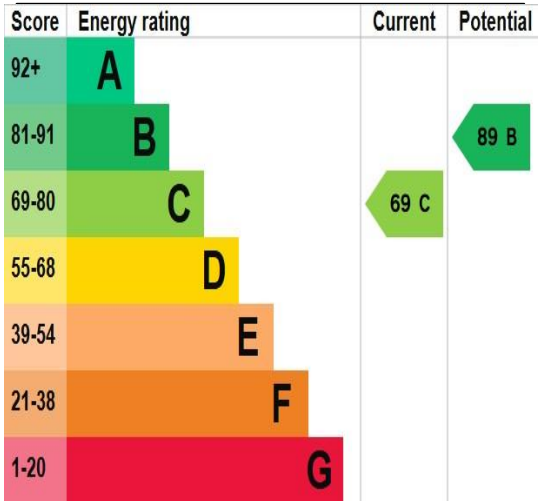
Tenure: Freehold

Floor Plan

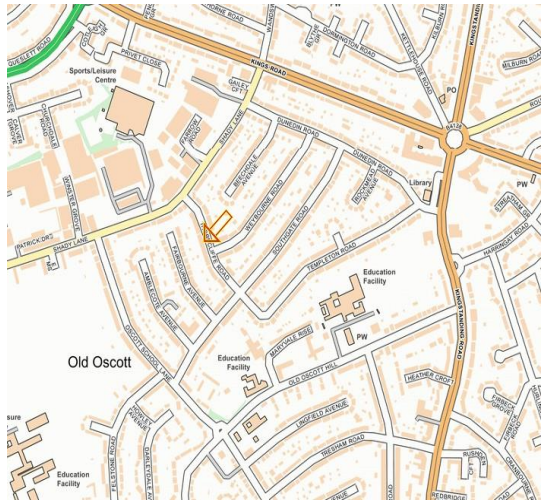
This floor plan is not drawn to scale and is for illustration purposes only



Energy Efficiency Rating



Map Location



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rightmove.co.uk
The UK's number one property website
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