



Southgate Road, Great Barr
Birmingham, B44 9AR

Offers Over £180,000

Great Barr

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Welcoming to the market with no upward chain this well presented two bedroom semidetached family home located on the popular Southgate Road. Situated close to good local schools, shops, amenities making perfect for first time buyers and investors.

Approached via a pathway alongside a graveled frontage and entered through the front door. Upon entry you are welcomed by a hallway giving you access to the ground floor. The lounge is a large space with a front aspect and central heating. The kitchen offers an array of base units, plenty of countertop space, sink unit with side drainer and space for other suitable fitted appliances. Heading upstairs you are presented with two double bedrooms. The family shower room consists of a corner shower cubicle, hand wash unit and WC.

Externally, the home has a large private rear garden with a paved patio, lawned area and garage to the rear. Viewing this property is highly recommended.





Property Specification

TWO BEDROOMS
NO UPWARD CHAIN
EXCELLENT RESIDENTIAL LOCATION
LARGE PRIVATE GARDEN
EXCELLENT FIRST TIME BUY OR INVESTMENT

Hall
3.26m (10'8") x 0.80m (2'8")

Lounge
4.60m (15'1") max x 3.50m (11'6") max

Kitchen
4.60m (15'1") max x 2.64m (8'8") max

Landing
1.71m (5'7") x 1.70m (5'7")

Bedroom 1
4.60m (15'1") x 3.00m (9'10")

Bedroom 2
3.50m (11'6") max x 2.80m (9'2")

Shower Room
1.70m (5'7") x 1.69m (5'7")

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: 04.06.26

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:

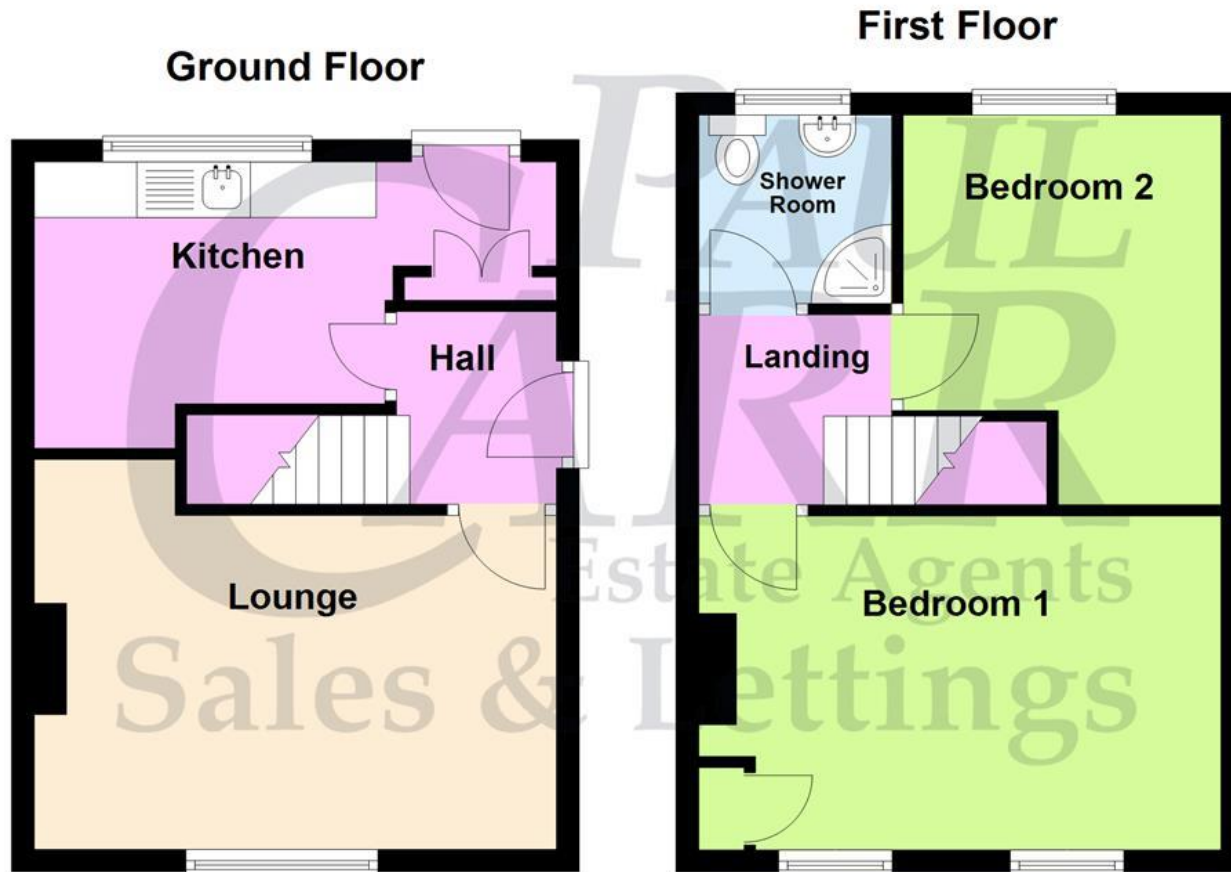
Services connected: Gas Electric Water Drainage

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

**New
Instruction
Awaiting
E.P.C.**

Map Location

