



Southgate Road, Great Barr
Birmingham, B44 9AT

Offers Over £180,000

Great Barr

Offers Over £180,000



Offered with no upward chain, this well presented two bedroom semi-detached home is ideal for First Time Buyers and property investors.

Approached via a gravel driveway with dropped kerb the property is entered via a hallway leading off to the front lounge, which benefits from a large window looking out. The kitchen is located at the rear of the property and is appointed with plenty of work surfaces along with a sink, space for a cooker and space for another appliance.

Upstairs, the property benefits from two double bedrooms and the largest of which is located to the front and includes a built-in wardrobe. The second bedroom benefits from two built in cupboards, one of which contains the boiler and the modern bathroom features a white suite consisting of a WC, wash basin and bath with shower over.

The garden is accessed via the kitchen and features a gravelled area, front and rear patios and a generous lawn along with access to the front. This property is a great opportunity to put your own stamp on a home and must be viewed to appreciate the accommodation on offer.





Property Specification

NO UPWARD CHAIN
TWO DOUBLE BEDROOMS
SEMI DETACHED
IDEAL FOR FIRST TIME BUYERS
PERFECT FOR BUY TO LET INVESTORS

Lounge
4.66m (15'3") x 3.00m (9'10")

Kitchen
4.63m (15'2") x 3.08m (10'1") max

Bedroom 1
4.67m (15'4") x 2.98m (9'9")

Bedroom 2
2.83m (9'4") x 2.65m (8'8")

Bathroom
1.70m (5'7") x 1.68m (5'6")

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:

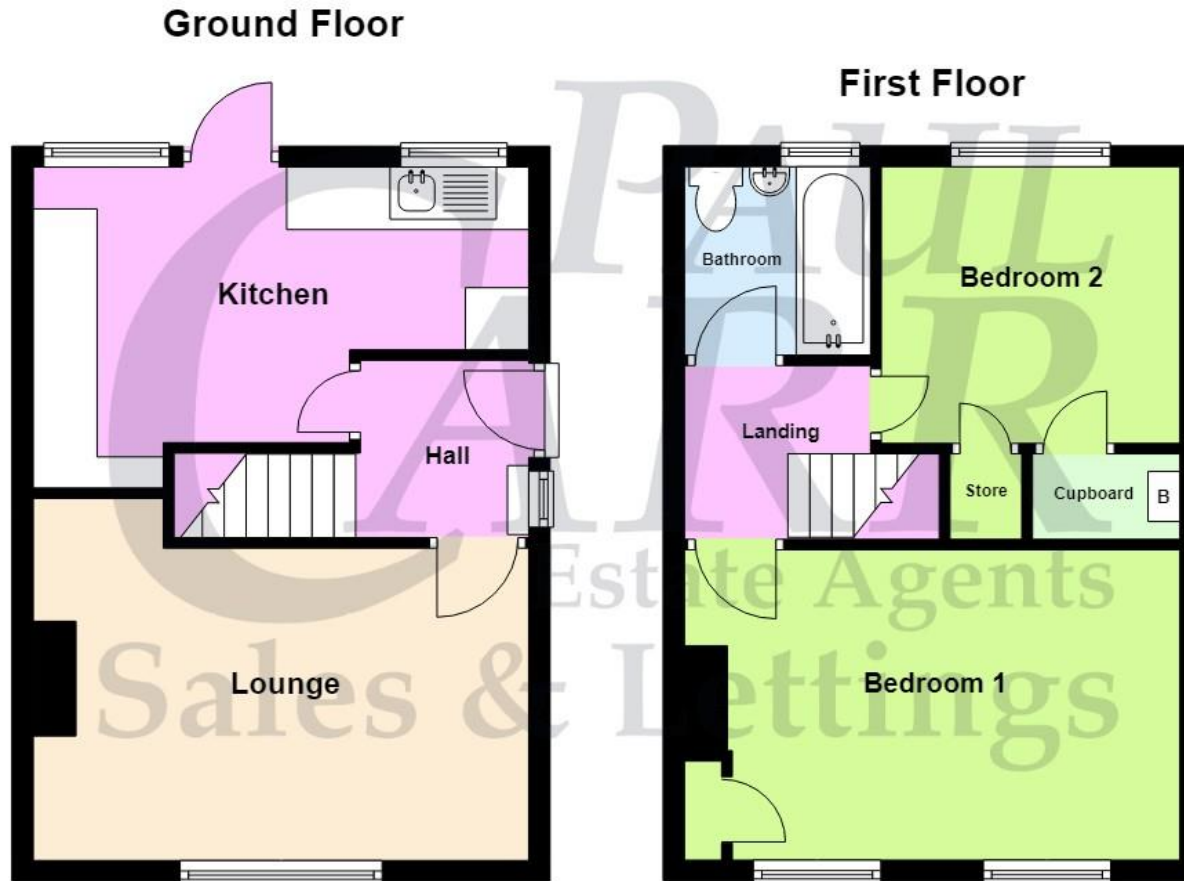
Services connected: Gas Electric Water Drainage

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		
69-80	C		76 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

Map Location

