

Lovett 
& Co.
estate agents

Mildenhall Road
Great Barr



Lovett&Co. Estate Agents are pleased to offer for sale this superbly maintained, traditional three bedroom semi-detached house situated in Great Barr.

The property is being offered with NO ONWARD CHAIN.

Internally, the living accommodation briefly comprises: entrance hallway, two reception rooms, kitchen, landing, family bathroom and three bedrooms.

Externally, there are both front and rear gardens, with the rear garden having useful outbuildings for storage, as well as lawn areas ideal for families to enjoy. Furthermore there is a garage to the rear access via a private shared service way with gated residents access.

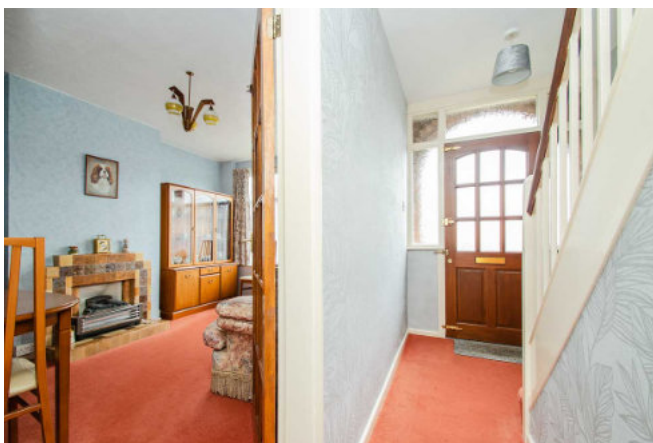
The outbuildings comprise: a good sized brick workshop which could also be used as a laundry or potting shed, plus a further brick built building with two doors, one to storage shed (previously the coal house) and one to an outdoor WC.

It is situated in the north Birmingham suburb of Great Barr and is well placed to take advantage of the various road and rail network links nearby. The A34, a main route into Birmingham, is a short distance away and Junction 7 of the M6 is situated a mile or so to the north. Three railway stations, the nearest being Hamstead, provide convenient access to local and national rail connections.

RECEPTION HALL:

Entrance door, carpeted flooring, ceiling light point, stairs to first floor, door to the front reception room and kitchen.





FRONT RECEPTION ROOM:

10' 10" x 13' 10" (3.30m x 4.22m)
Feature fireplace, light point, carpeted flooring and double glazed bay window to the front.

KITCHEN:

6' 3" x 8' 2" (1.90m x 2.50m)
Range of matching wall and base units incorporating cabinets, drawers and work surfaces, inset bowl sink and drainer with mono tap, space for a cooker and white goods, large under stairs pantry cupboard, doors to the rear reception room and garden.

REAR RECEPTION ROOM:

9' 11" x 13' 4" (3.03m x 4.07m)
Feature fireplace, carpeted flooring, ceiling light points, double glazed rear window to the garden.

FIRST FLOOR LANDING:

Carpeted flooring, ceiling light point, doors off to three bedrooms and the family bathroom.

BEDROOM ONE:

10' 10" x 13' 10" (3.30m x 4.22m)
Carpeted flooring, ceiling light point and double glazed bay window to front.

BEDROOM TWO:

9' 11" x 13' 9" (3.03m x 4.20m)
Carpeted flooring, ceiling light point, and double glazed window to the rear.

BEDROOM THREE:

5' 3" x 6' 5" (1.60m x 1.95m)
Carpeted flooring, ceiling light point and double glazed window to the rear.

FAMILY BATHROOM:

Suite comprising: bath, pedestal wash hand basin, low level W/C, wall tiling, carpeted flooring, ceiling light and double glazed window to rear.





VIEWING:

Please contact us on 01543 889410 if you would like to arrange a viewing appointment for this property or require further information.

Identification Checks (R) - Should a purchaser(s) have an offer accepted on a property marketed by Lovett&Co Estate Agents they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service to verify your identity. The cost of these checks is £35.00 inc. VAT per buyer, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.

DISCLAIMER:

These particulars are set up as a general outline only for the guidance of intending purchasers or lessees, and do not constitute part of an offer or contract. The sellers has given permission for all descriptions, dimensions, references to conditions, tenure, service charges and necessary permissions for use, occupation and other details to be used and we have taken them in good faith whether included or not & whilst we believe them to be correct, any intending purchasers or tenants should not rely on them as representations or fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them and have this certified during the conveyancing by their solicitor. No person in the employment of Lovett&Co has any authority to make or give any representation or warranty whatsoever in relation to this property.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



For illustrative purposes only