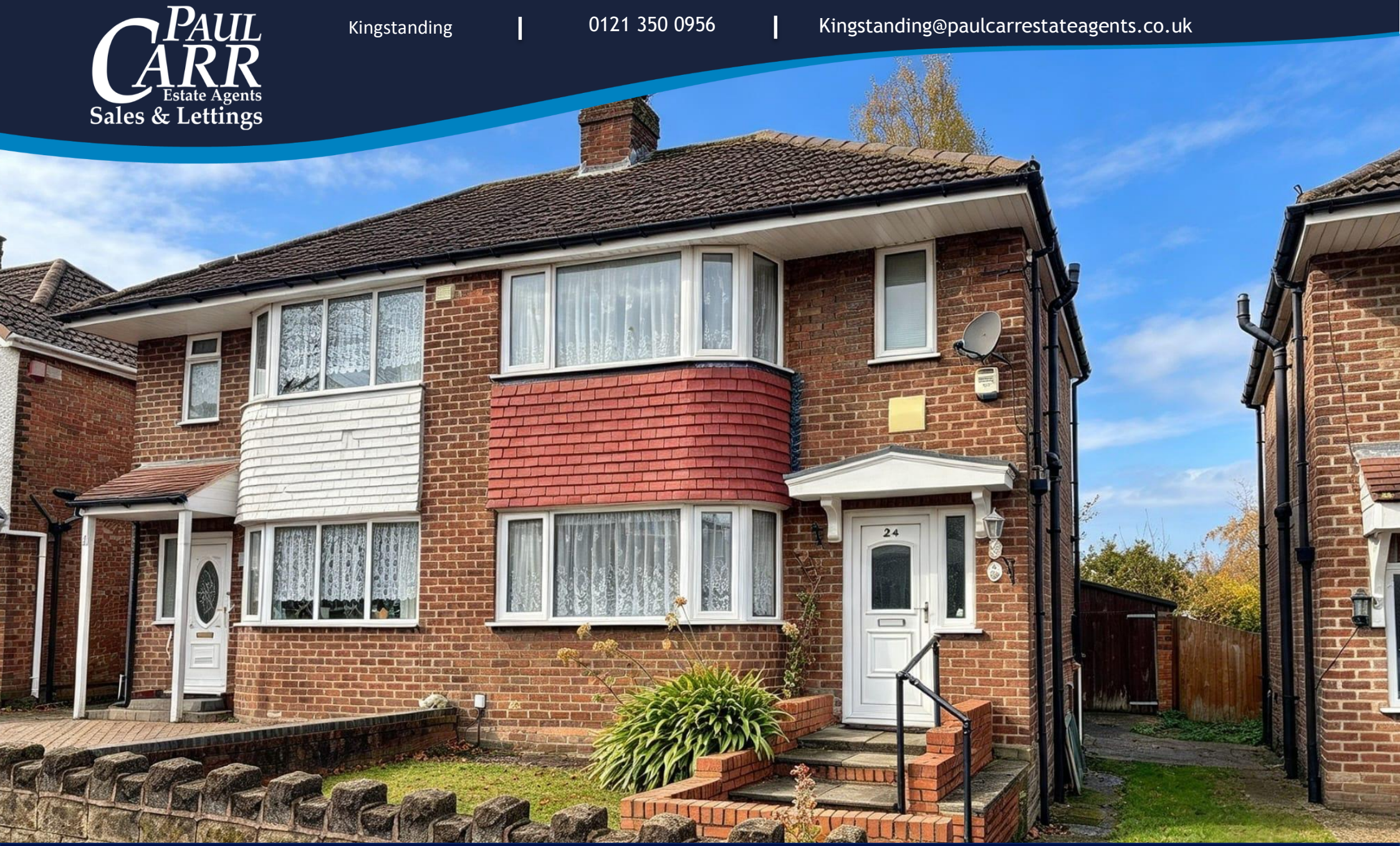
PAUL CARR Estate Agents Sales & Lettings

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



Burnham Road, Great Barr
Birmingham, B44 8HU

Offers Over £200,000

Great Barr

Offers Over £200,000

3 | 1 | 1

Offered with no upward chain, this three bedroom semi detached family home has excellent scope to improve further and is located on this popular road in Great Barr and enjoys superb panoramic views to the rear.

Set behind a front garden with a shared side drive leading to the side recessed garage, the property is accessed via a reception hall with stairs off whilst a door leads to the through lounge / dining room with a half bay window to the front, feature electric fire and a half bay window to the rear with double doors to the garden with windows either side. The kitchen has some fitted units with spaces for a cooker, washing machine, fridge and freezer and a window to the rear.

On the first floor there are three bedrooms, the master is a double with a half bay window to the rear and useful storage cupboard, the second bedroom is also a double with a half bay window to the front whilst the third bedroom is a single with a window to the rear. The bathroom has been refitted with a white suite, there is a shower over the bath, wall tiling and a window to the front.

Outside the rear garden has a paved patio area leading to the extensive lawn, there is a brick garage accessed via the shared side drive and this double glazed and centrally heated home must be viewed.





















Property Specification

NO UPWARD CHAIN
THREE BEDROOMS
SEMI DEATACHED
EXCELLENT SCOPE TO IMPOVE
POPULAR ROAD IN GREAT BARR

Lounge
7.20m (23'7") into bay x 3.50m (11'6") max

Kitchen
2.91m (9'7") x 1.92m (6'4")

Bedroom 1
3.79m (12'5") into bay x 3.17m (10'5") max

Bedroom 2
3.68m (12'1") into bay x 3.46m (11'4") max

Bedroom 3
2.13m (7') max x 1.97m (6'5")

Bathroom
1.80m (5'11") x 1.67m (5'6")

Side Recessed Garage
4.61m (15' 1") x 2.80m (9' 2")

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:

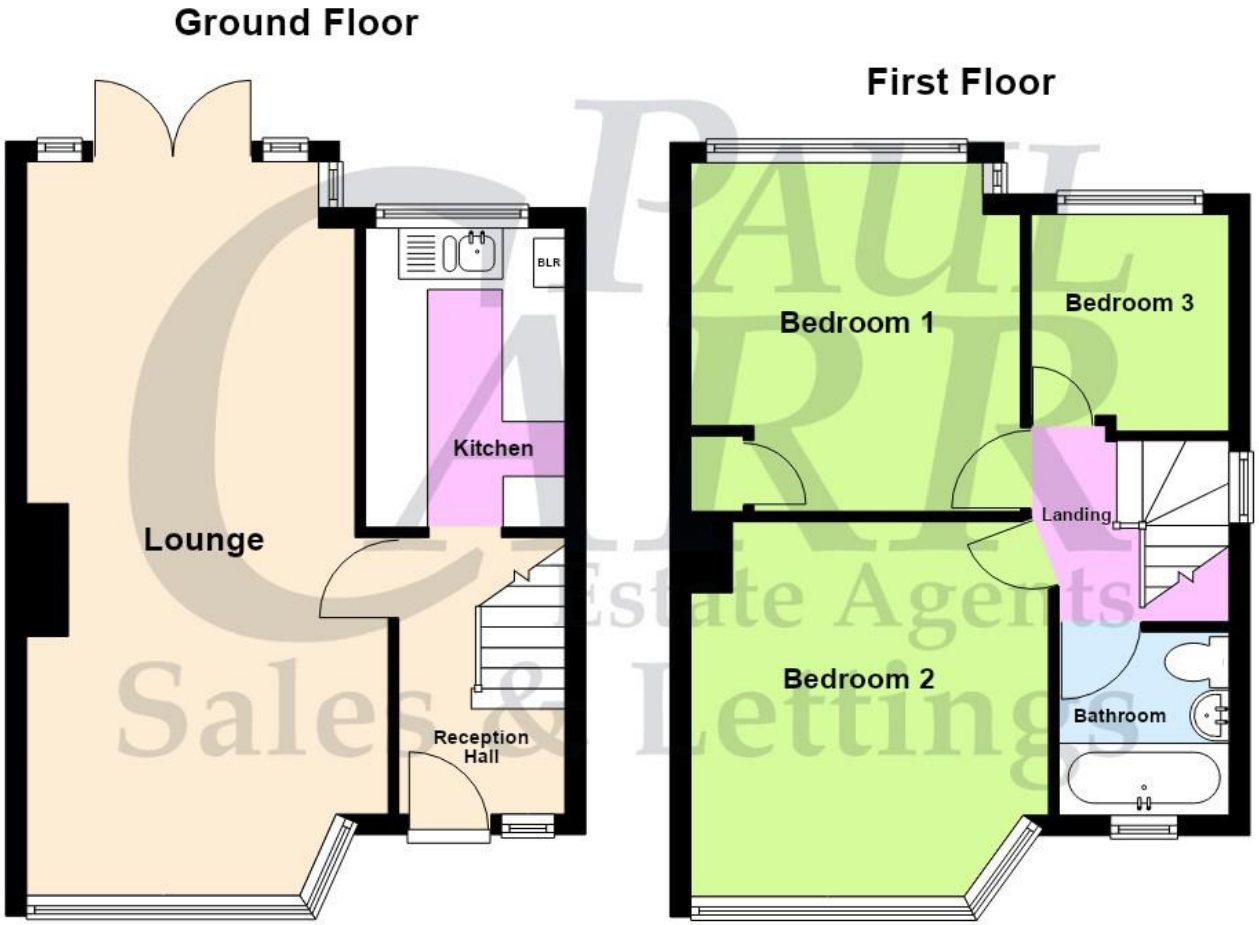
Services connected: Gas, Electric, Water, Drainage

Council tax band: B

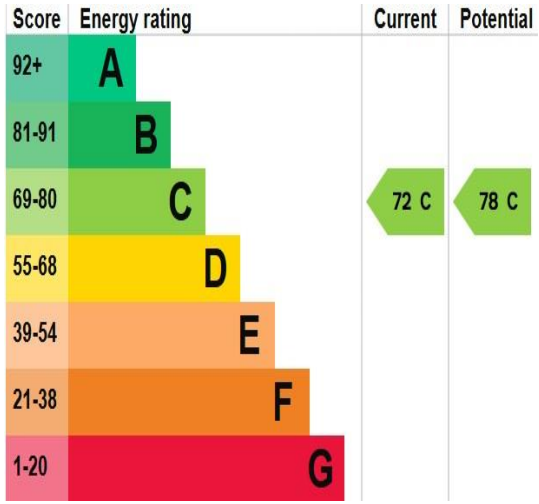
Tenure: Freehold

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