PAUL CARR Estate Agents
Sales & Lettings

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Bradfield Road, Great Barr
Birmingham, B42 2RT

Offers Over £180,000

Great Barr

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Three bedroom terraced property on Bradfield Road, Great Barr
Offered chain free and ideally located close to well-regarded schools, local amenities and excellent transport links.

The property features a block paved driveway providing off-road parking.

Inside, a welcoming hallway leads to a bright lounge with a feature bay window.

A separate dining area offers an ideal family or entertaining space, with a door through to a fitted kitchen with wall and base units and space for free-standing appliances.

Upstairs, there are two double bedrooms, a further single bedroom, useful storage and a family bathroom comprising a bathtub with overhead shower, wash hand basin and W.C.

The rear garden is fully paved for low maintenance and includes a useful garden shed. This home presents an excellent opportunity for first time buyers, young couples, families, and investors.

Viewing is highly recommended.

Property Specification

THREE BEDROOMS
TWO RECEPTION ROOMS
CHAIN FREE
DRIVEWAY
FREEHOLD

Hallway 2.82m (9'3") x 1.66m (5'5")

Living Room 4.44m (14'7") max x 3.06m (10')

Dining Area 3.27m (10'9") x 3.07m (10'1")

Kitchen Area 3.27m (10'9") x 1.66m (5'5")

Bathroom 2.09m (6'10") max x 1.83m (6')

Bedroom 2 3.48m (11'5") x 3.26m (10'8")

Bedroom 1 3.93m (12'11") x 3.36m (11')

Bedroom 3 2.84m (9'4") x 1.96m (6'5")

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:

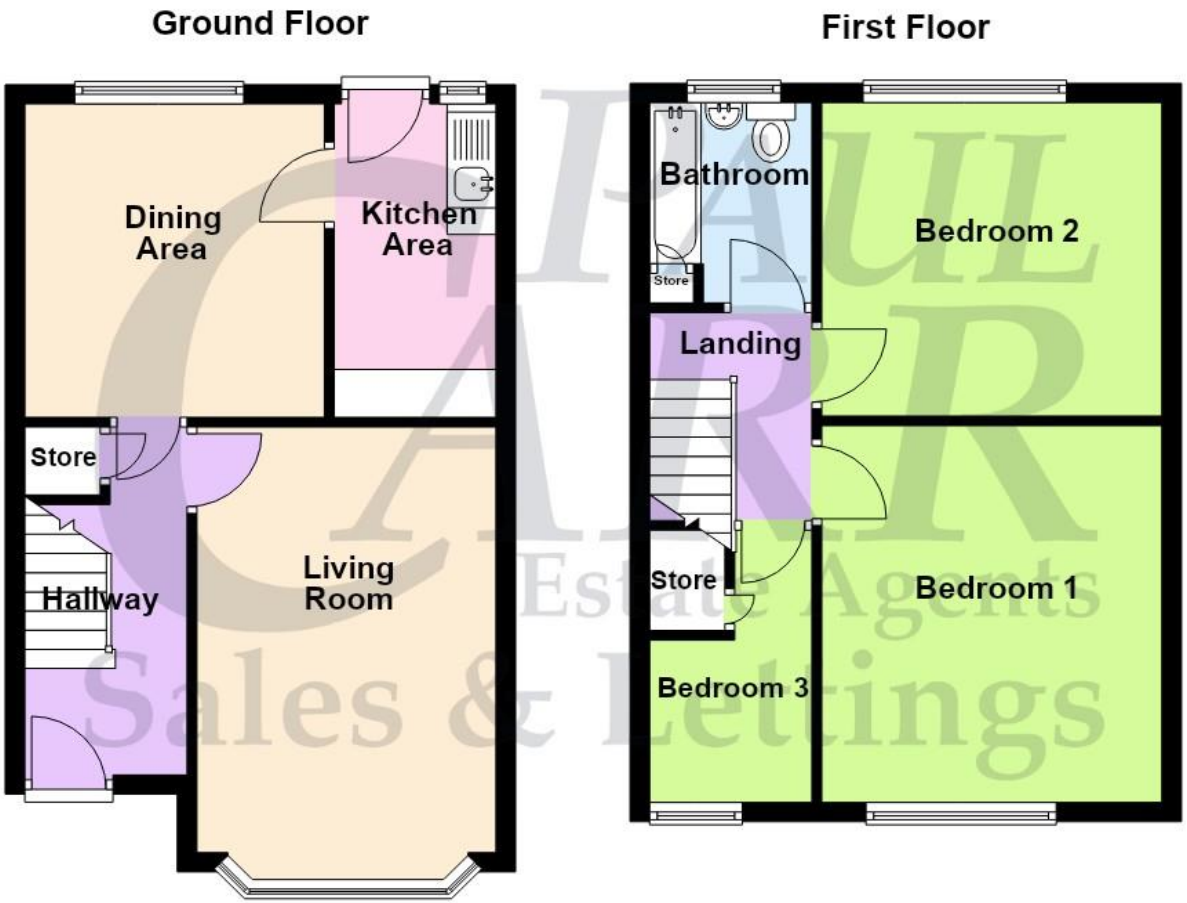
Identity Verification Fee - We are required by law to conduct anti-money laundering checks on all those buying a property as part of our due diligence. As agents acting on behalf of the seller, we are required to verify the identity of all purchasers once an offer has been accepted, subject to contract. 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:

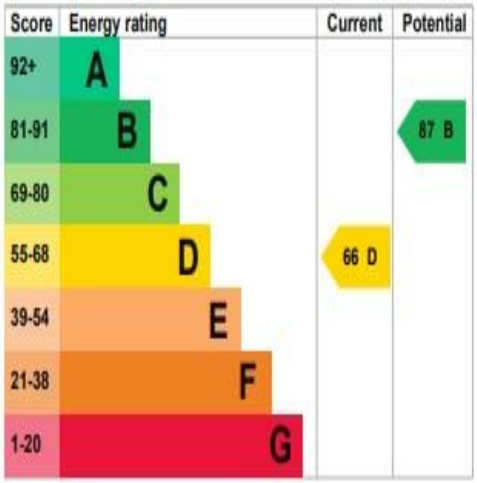
Services connected: mains electricity,gas,water and drainage
Council tax band: B
Tenure: Freehold

Floor Plan

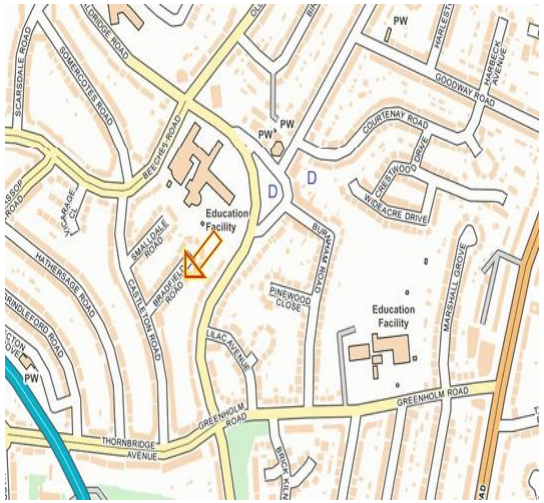
This floor plan is not drawn to scale and is for illustration purposes only



Energy Efficiency Rating



Map Location



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