



Thorncliffe Road, Great Barr
Birmingham, B44 9DB

Offers Over £190,000

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Offered with no upward chain, this good size three bedroom semi detached family home offers excellent scope to improve and is ideal for First Time Buyers.

Set on this popular road, the property is accessed via a front garden with a door leading to the reception hall with stairs off and doors to the kitchen as well as the dining room which has a bay window to the front and is open into the lounge with patio doors to the garden. The kitchen has some fitted units, spaces for a cooker and washing machine and a window and door lead to the garden.

On the first floor there are three bedrooms, the master is a double with a window to the rear and fitted wardrobes, the second bedroom is also a double with a window to the front whilst the third bedroom is a single with a window to the front. The shower room has a white suite with a large walk in shower, part wall board and part tiling and a window to the rear.

Outside the rear garden has a patio area suitable for garden furniture with a path to the lawn, there are some mature shrubs, a shed and an old timber garage and this double glazed and centrally heated home must be viewed.





Property Specification

NO UPWARD CHAIN
THREE GOOD SIZED BEDROOMS
SEMI DETACHED
EXCELLENT SCOPE TO IMPROVE
IDEAL FOR FIRST TIME BUYERS

Dining Area
3.49m (11'5") x 3.20m (10'6")

Lounge
3.77m (12'4") x 3.20m (10'6")

Kitchen
3.25m (10'8") x 1.83m (6')

Reception Hall
4.01m (13'2") x 1.83m (6')

Bedroom 1
3.78m (12'5") x 3.12m (10'3")

Bedroom 2
3.48m (11'5") x 3.12m (10'3")

Bedroom 3
2.40m (7'10") x 1.90m (6'3")

Shower Room
2.43m (8') x 1.90m (6'3")

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:

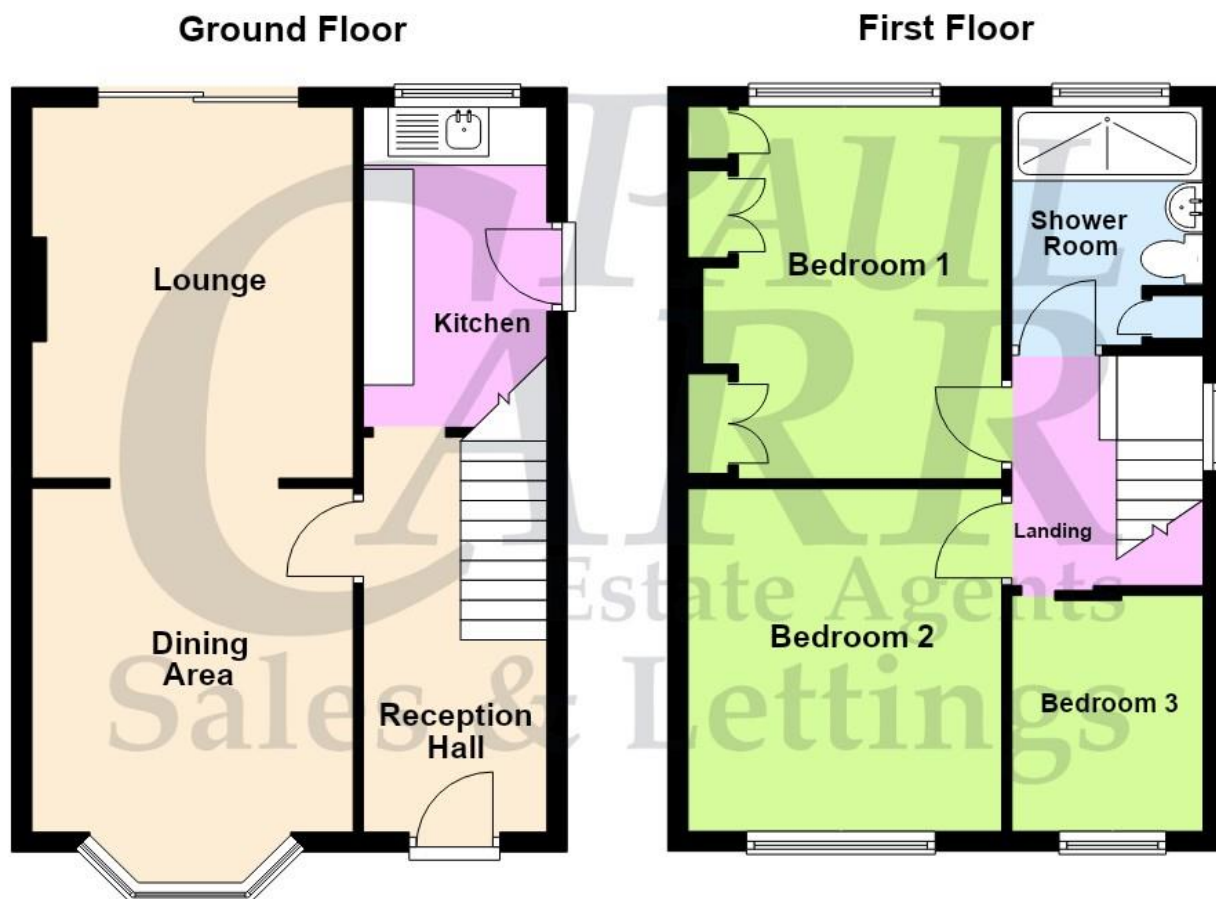
Services connected: Gas Electric Water Drainage

Council tax band: C

Tenure: Freehold

Floor Plan

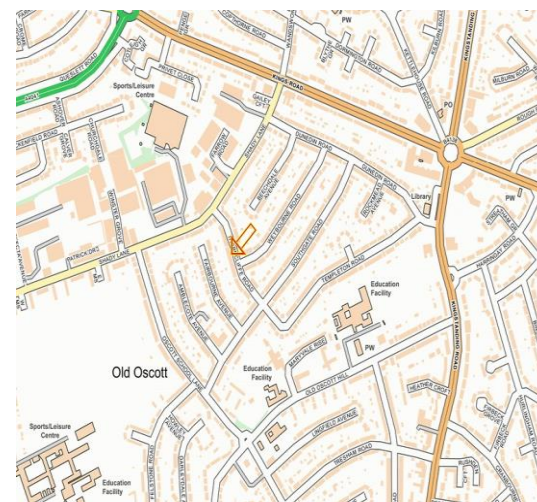
This floor plan is not drawn to scale and is for illustration purposes only



Energy Efficiency Rating

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

Map Location



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onTheMarket.com

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

The Property Ombudsman