



Mildenhall Road, Great Barr
Birmingham, B42 2PE

£220,000

Great Barr

£220,000



We are delighted to bring to market this extended family home, offering well-balanced accommodation enhanced by a side extension that provides a valuable downstairs wet room and a larger-than-usual third bedroom to the first floor.

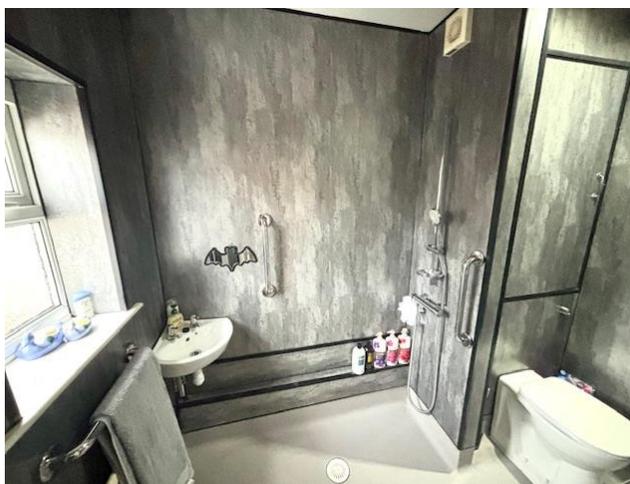
Situated on Mildenhall Road, a highly popular residential location in Great Barr, the property benefits from excellent convenience for local schooling, everyday amenities at the Scott Arms shopping centre, and easy access to the M6 motorway network.

The property is approached via a private driveway, with steps leading up to the front entrance. Internally, the welcoming hallway provides access to all ground floor accommodation. The ground floor includes a convenient wet room, ideal for growing families or visiting guests. The dual-aspect lounge features a bay window to the front and offers potential for a dining area to the rear, enjoying views over the garden. The extended kitchen is a real highlight of the home, fitted with a stylish range of dark cabinetry with laminate work surfaces over. There is space for integrated appliances, laminate flooring throughout, a useful recess and storage cupboard, and patio doors opening directly onto the rear garden.

To the first floor, the landing leads to three bedrooms, comprising two generous double rooms to the front and rear, along with the added benefit of an extended third bedroom, providing excellent flexibility for family living. The family bathroom is fitted with a modern tiled suite including a bathtub with glazed shower screen and shower over, WC, and wash hand basin with built-in storage.

Externally, the rear garden offers a spacious and lengthy outdoor area, featuring a largeslabbed patio, lawned garden, fenced boundaries, and access to a rear garage. Overall, this is an enhanced and thoughtfully extended family home, well presented and ready for new owners to move straight into.

This Property is Being sold by Paul Carr Secure Sale. Secure Sale is a faster and more secure way to sell or purchase a property, where the seller and the buyer commit to the transaction and an agreed fixed timescale. A legal pack (including searches) will be created upfront and made available to any interested parties and passed to the conveyancers once a sale has been agreed. Please contact Paul Carr Estate Agents to view these documents. When an offer is accepted, the buyer will be required to pay a non-refundable **Reservation Fee of £6,875 including VAT** (in addition to the final negotiated selling price), sign a Reservation Form and agree the Terms and Conditions prior to solicitors being instructed. If you require a copy of these documents, or for further information, please contact the Paul Carr Team.



Property Specification

BEING SOLD BY PAUL CARR SECURE SALE -
(BUY IT NOW OPTION AVAILABLE)
EXTENDED SEMI DETACHED FAMILY HOME
THREE GOOD SIZE BEDROOMS
TWO BATHROOMS
MODERN EXTENDED KITCHEN

Hallway 11' 6" x 5' 3" (3.5m x 1.6m)

Downstairs Wetroom 9' 2" x 4' 11" (2.8m x 1.5m)

Kitchen 11' 6" x 11' 6" (3.5m x 3.5m)

Lounge 11' 10" x 9' 10" (3.6m x 3m)

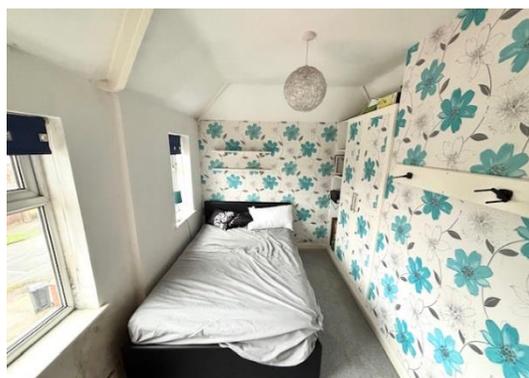
Dining Room 12' 6" x 9' 2" (3.8m x 2.8m)

Bedroom One 12' 2" x 9' 6" (3.7m x 2.9m)

Bedroom Two 12' 2" x 9' 10" (3.7m x 3m)

Bedroom Three 7' 3" x 11' 6" (2.2m x 3.5m)

Family Bathroom 6' 7" x 5' 7" (2m x 1.7m)



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: 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		79 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

Map Location

