



Waddington Avenue, Great Barr
Birmingham, B43 5JG

SECURE SALE

Offers in Excess of £260,000

Great Barr

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We are delighted to offer for sale this rare opportunity to purchase a traditional detached family home situated on the highly sought-after Waddington Avenue in Great Barr.

Ideally located within close proximity to well-regarded local schools, amenities at the Scott Arms shopping centre and excellent transport links via the M6 motorway network. The property is approached via a private double driveway leading to a secure enclosed porch entrance.

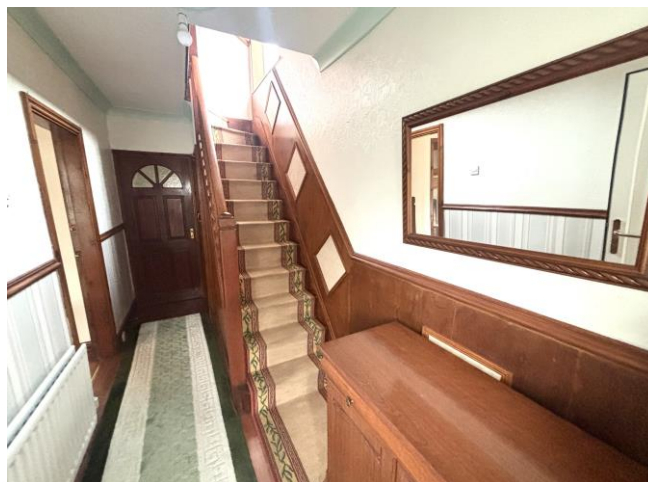
Upon entering, the welcoming hallway provides access to the staircase, an understairs storage cupboard and a downstairs W.C. which also offers potential for use as a wet room or shower area. To the ground floor are two spacious reception rooms positioned to the front and rear, with the front reception room benefitting from an attractive bay window.

To the rear of the property is an extended full-width kitchen featuring a generous range of wall and base units along with space for integrated appliances. Leading on from the kitchen is a spacious sun room providing excellent additional living flexibility, ideal for dining, entertaining or relaxing.

To the first floor, the landing gives access to three bedrooms, two of which are generous double rooms. The spacious family bathroom comprises a corner bath, W.C., wash hand basin and also houses the boiler. The landing further benefits from access to a boarded and insulated loft space.

Externally, the rear garden enjoys a slabbed patio area, lawned garden with mature plants and shrubs, side access from front to rear via secure gated entry, and a substantial outdoor storage facility. This extended family home is also offered to the market with no upward chain.

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 £7,595 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) - Reservation Fee Applies
TRADITIONAL DETACHED FAMILY HOME
HIGHLY SOUGHT-AFTER GREAT BARR LOCATION
EXTENDED FULL WIDTH KITCHEN & SUN ROOM
TWO SPACIOUS RECEPTION ROOMS

Porch

Hallway 14' 1" x 5' 7" (4.3m x 1.7m)

Guest W.C 5' 11" x 2' 7" (1.8m x 0.8m)

Front Lounge 13' 1" x 9' 10" (4m x 3m)

Reception Room 11' 6" x 9' 10" (3.5m x 3m)

Kitchen 7' 7" x 15' 1" (2.3m x 4.6m)

Sun Room 8' 6" x 13' 1" (2.6m x 4m)

Bedroom One 13' 1" x 9' 10" (4m x 3m)

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

Bedroom Three 7' 3" x 5' 7" (2.2m x 1.7m)

Family Bathroom 8' 10" x 5' 11" (2.7m x 1.8m)

Viewer's Note:

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

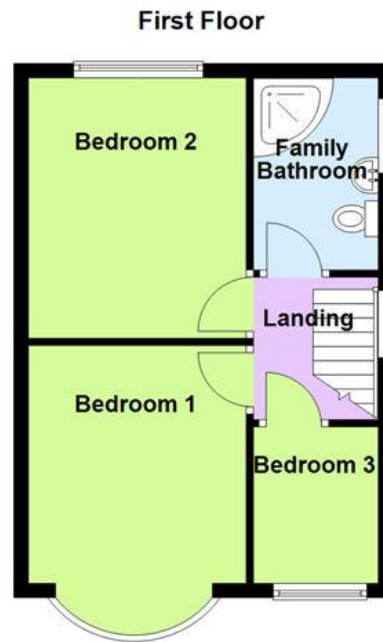
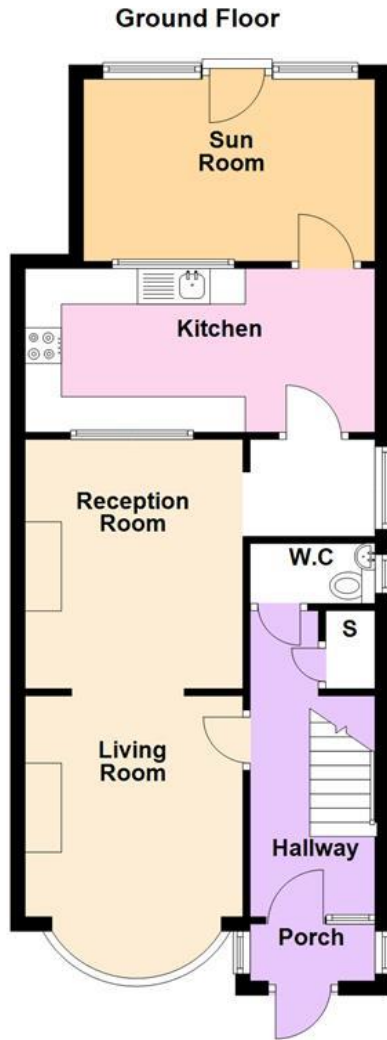
Agent's Note:

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.

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		84 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

Map Location

