



Sandwood Drive, Great Barr
Birmingham, B44 8SD

Offers Over £225,000

Great Barr

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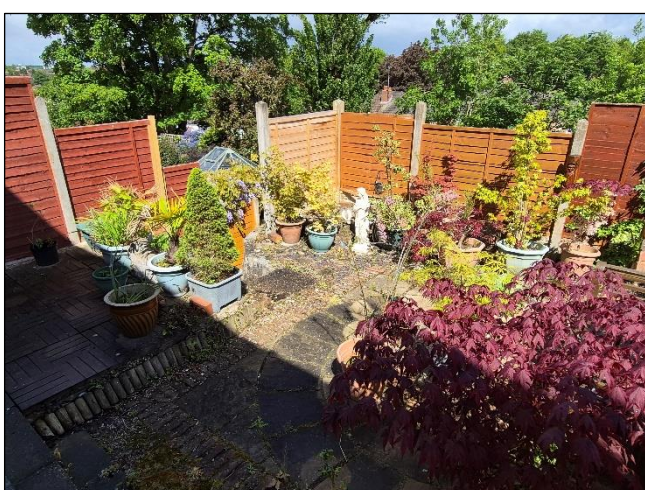


Offered with no upward chain, this well presented three-bedroom semi-detached home in Great Barr is located in a popular cul-de-sac and is ideal for First Time Buyers and investors.

The property is approached via a driveway with dropped kerb and entered through the porch and reception hallway. The lounge is located off the hall and benefits from a bay window to the front along with double doors leading into the dining area. There is also a sunroom at the rear of the property which features patio doors out to the garden. The kitchen is well appointed with an integrated sink and hob along with an eye level oven and there is also a cupboard under the stairs. The kitchen leads through to the side passage and there is also a downstairs WC, with additional access to the garden. Upstairs, the property benefits from three bedrooms. There are two double rooms, both featuring built in wardrobes and the room to the front is a good-sized single room. The shower room is well fitted with a walk-in shower, wash basin and WC along with a store cupboard for the boiler.

Outside, the garden benefits from a patio area and steps lead down to another slabbed area. This gas centrally heated and majority double glazed property is ideally located and must be viewed.





Property Specification

NO UPWARD CHAIN
THREE BEDROOMS
SEMI DETACHED
POPULAR LOCATION
IDEAL FOR FIRST TIME BUYERS

Reception Hall
4.04m (13'3") x 1.73m (5'8")

Lounge
4.93m (16'2") into bay x 3.26m (10'8")

Dining Room
2.88m (9'5") x 2.69m (8'10")

Sun Room
4.19m (13' 9") x 1.50m (4' 11")

Kitchen
2.88m (9'5") x 2.21m (7'3")

Bedroom 1
4.35m (14'3") into bay x 2.87m (9'5")

Bedroom 2
3.63m (11'11") x 3.31m (10'10")

Bedroom 3
2.41m (7'11") x 1.98m (6'6")

Shower Room
2.24m (7' 4") x 1.68m (5' 6")

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:

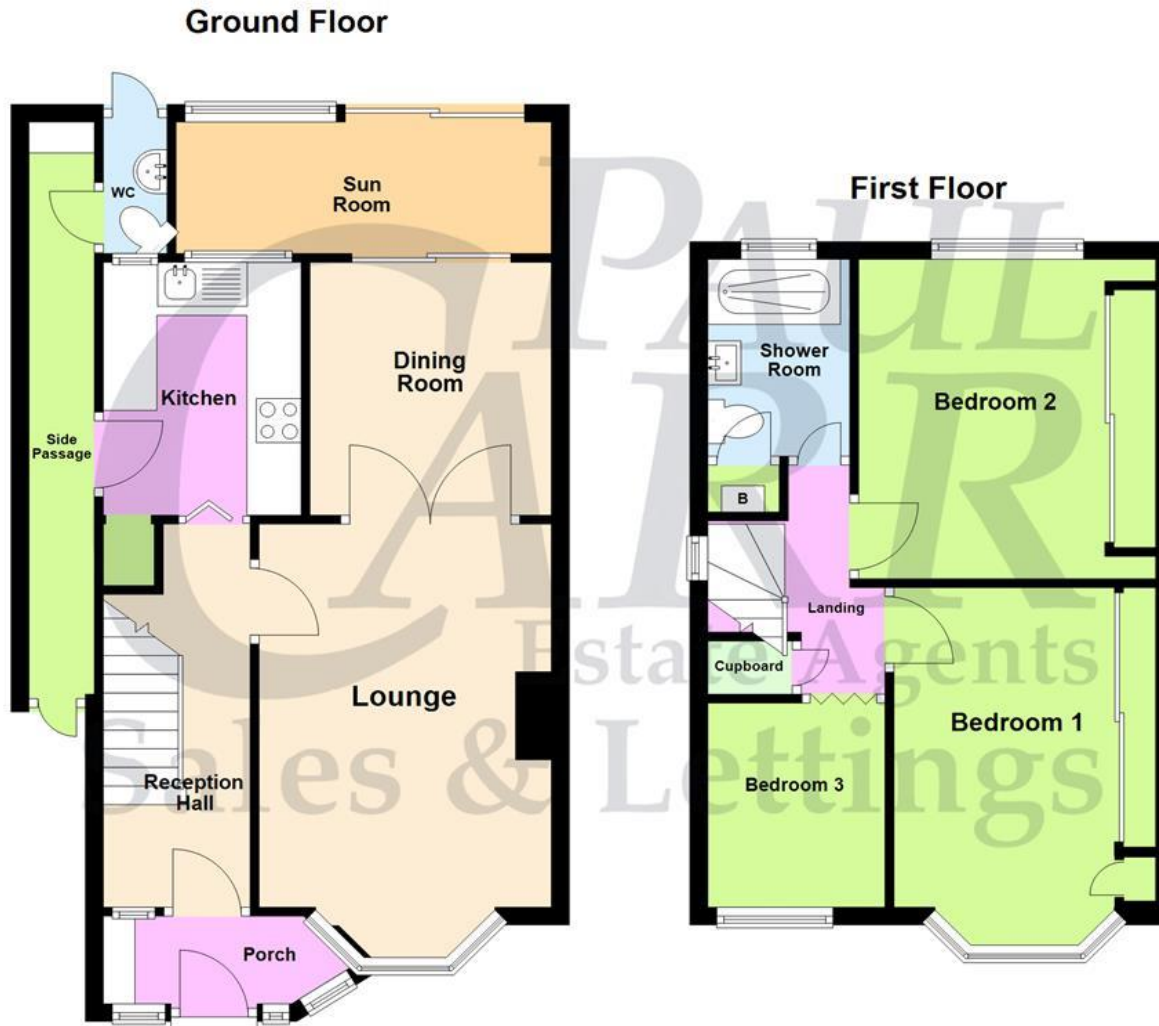
Services connected: Gas Electric Water Drainage

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

Map Location

