PAUL CARR Estate Agents Sales & Lettings

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Sophie Gardens, Birmingham Road, Great Barr
Birmingham, B43 7AP

Offers in Excess of £180,000

Great Barr

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A beautifully presented and contemporary ground floor apartment, ideally positioned within the sought-after Sophie Gardens development, just off Birmingham Road in Great Barr.
Offering a superb combination of style, convenience and practicality, the property is perfectly located within easy reach of highly regarded schools, shopping facilities at Scott Arms, Junction 7 of the M6 motorway and excellent public transport links. A bus stop is situated directly outside the development, with the X51 providing a straightforward journey into Birmingham City Centre.

The apartment enjoys its own private entrance overlooking attractive communal gardens, together with the added benefit of an allocated parking space conveniently positioned directly in front of the property. Internally, a welcoming and spacious entrance hall features two useful built-in storage cupboards. The bright and comfortable lounge is positioned to the front aspect, while the stylish fitted kitchen is finished with quality modern units and complementary work surfaces, incorporating a ceramic hob, oven, extractor hood, integrated fridge, freezer, dishwasher and a stainless steel sink with drainer.

There are two generous double bedrooms, both beautifully presented, together with a contemporary bathroom fitted with a white suite comprising a panelled bath with shower over, wash hand basin and low-level W.C.

Further benefits include gas central heating, double glazing throughout and high-quality modern fixtures and fittings, making this an ideal purchase for first-time buyers, downsizers or buy-to-let investors alike.

Property Specification

SUPERB GROUND FLOOR APARTMENT
PRIVATE ENTRANCE & ALLOCATED PARKING
QUALITY MODERN FIXTURES & FITTINGS
X51 BUS STOP DIRECTLY OUTSIDE
WALKING DISTANCE TO SCOTT ARMS AMENITIES

Entrance Hallway

Lounge
15' 1" x 9' 10" (4.6m x 3m)

Kitchen
11' 6" x 6' 3" (3.5m x 1.9m)

Bedroom One
11' 10" x 11' 10" (3.6m x 3.6m)

Bedroom Two
11' 10" x 7' 10" (3.6m x 2.4m)

Bathroom
8' 2" x 6' 7" (2.5m x 2m)

Allocated Parking Space

Communal Gardens

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:

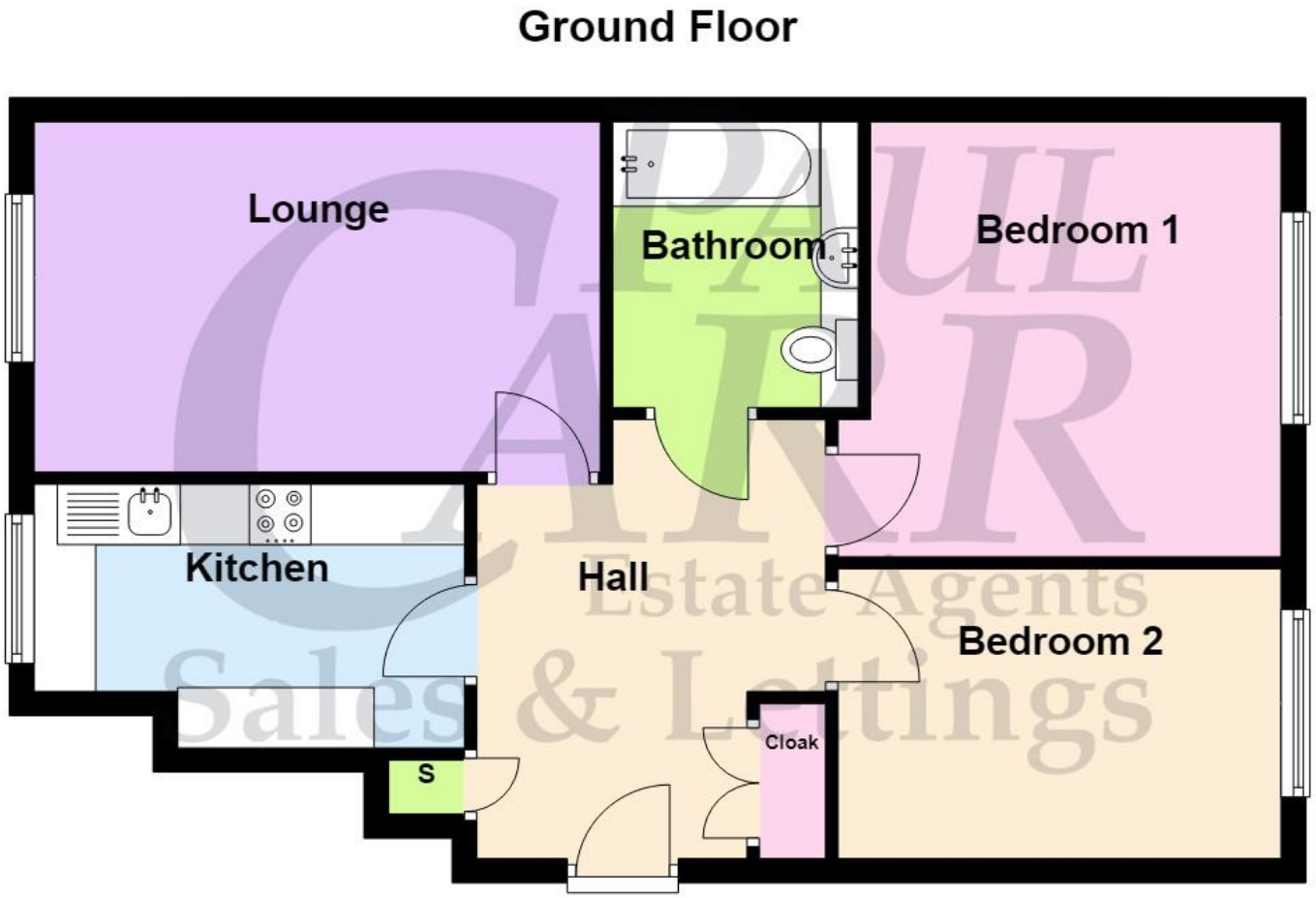
Identity Verification Fee - We are required by law to conduct anti-money laundering checks on all those buying a property as part of our due diligence. As agents acting on behalf of the seller, we are required to verify the identity of all purchasers once an offer has been accepted, subject to contract. 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: LEASEHOLD- 81 years remaining -
99 tear lease from 01.01.2008
Ground Rent: £175 per annum
Service Charge: £1100 per annum (£550 x 2)

Floor Plan

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



Energy Efficiency Rating

Map Location

www.paulcarrestateagents.co.uk
OnTheMarket.com
rightmove.co.uk The UK's number one property website
The Property Ombudsman