



Old Walsall Road, B42 1HX
Offers In The Region Of £239,950

midland
residential



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Midland Residential are delighted to present this 3-bedroom semi-detached family home located in the heart of Great Barr. Being modernised to a good standard, the property briefly comprises of - on the ground floor: off-road parking to the fore with a well-kept front garden with a mature lawn, an opened canopy porch, entrance hallway, two reception rooms, and kitchen with access leading through a side lean-to - providing additional storage and utility provision with secure door access to the front and rear. The first floor: three bedrooms and a family bathroom. The property further benefits from gas central heating and double-glazed windows (where specified). The rear garden offers a patio area, a sloped, well-kept, mature lawn, a stepped pathway providing access through to rear, a selection of plants and shrubs with timber panelled fencing to the boundary. Vehicle access is available to the rear through a shared gated entrance. Early viewings are advised and strictly by appointment only, and sold chain-free.

- Semi Detached Property
- Three Bedrooms
- Two Reception Rooms
- Modern Fitted Kitchen
- Refurbished Bathroom
- Gas Central Heating
- Double Glazed Windows (where specified)
- Side Lean To
- EPC Rating D
- Sandwell Tax Band B

Description

Approach

Being set back from the road, with off-road parking at the fore, with a raised lawn area, an open canopy porch, side door providing secure access.

Entrance Hallway

Having a UPVC double-glazed front door with fixed side units, fitted carpet, central heating radiator with bespoke boxed covering, ceiling light point, gas meter point in boxed housing, stairs leading to the first floor and doors leading thereof

Front Reception Room

3.8 (into bay x 3 (12'5" (into bay x 9'10")
Having a fitted carpet, central heating radiator with bespoke boxed cover, five-sided UPVC double-glazed bay window, ceiling light point, freestanding electric heater

Rear Reception Room

3.9 x 3 (12'9" x 9'10")
Having a fitted carpet, central heating radiator, coal-effect gas fire with surround, two-sided UPVC double-glazed bay window with part double-glazed and panelled door leading through to the rear patio area, ceiling light point

Kitchen

2.6 x 1.9 (8'6" x 6'2")
Having vinyl flooring, a selection of newly installed modern matching wall and base units, laminated work surfaces with a stainless steel

sink inset with mixer tap over, splashback wall tiles, UPVC three-sided double-glazed bay window, recessed storage provision with single-glazed window to the side elevation with electric meter access, ceiling light point and UPVC double-glazed panneld door providing access to the side lean-to:

Lean-To

6.5 x 1.6 (furthest point) (21'3" x 5'2" (furthest point))
Having secure front and rear door access, utility plumbing and storage provisions, with enclosed recessed cupboard storage, ceiling light point,

Stairs & Landing

Having a fitted carpet, bannister and handrail leading from and through to the landing, UPVC double-glazed window with obscure glass to the side elevation, ceiling light point, loft hatch access point, doors leading thereof

Bedroom 1

3.82 (into bay) x 3 (12'6" (into bay) x 9'10")
Having a fitted carpet, five sided UPVC double-glazed bay window, central heating radiator, ceiling light point.

Bedroom 2

3.9 x 3 (12'9" x 9'10")
Having a fitted carpet, central heating radiator, UPVC double-glazed two-sided bay window, ceiling light point.

Bedroom 3

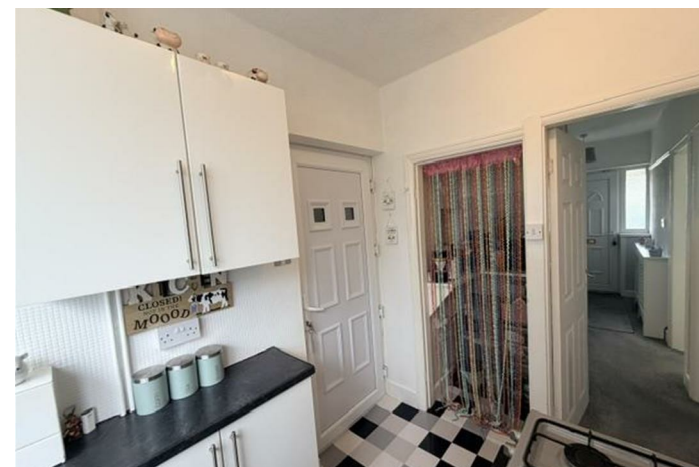
2.7 x 1.9 (8'10" x 6'2")
Having a fitted carpet, central heating radiator, UPVC double-glazed three-sided bay window, ceiling light point.

Bathroom

1.95 x 1.66 (6'4" x 5'5")
Being newly refurbshued and modern, having vinyl flooring, low-level walk-in rectangular shower enclosure providing easy access, with thermostatic shower bar and overhead rain shower with additional showerhead attachment, floor to ceiling modern splashback wall tiles, close-coupled WC, wash hand basin with mixer tap over and vanity unit below, centrally heated polished chrome towel rail, UPVC double-glazed window to the frear with obscure glass, recessed ceiling spotlights, purpose built storage provision with hig gloss doors housing a Baxi Assure central heating boiler.

Garden

Having a patio area, with stepped access through to the rear via a slabbed pathway with sloped lawn section with timber framed fencing panels to the boundary, timber framed outbuilding, garage to the rear, gated access through a secure gated provision









Floor Plans



Property Particulars. These particulars, whilst believed to be accurate, are set out as a general guide and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. This property is being handled by **Midland Residential**. We would be delighted to discuss the purchase with you and assist with any queries you may have regarding the property, arranging a mortgage, or providing a sales valuation on your existing home. These Particulars of Sale were prepared and photographed by **Midland Residential**. Unless stated otherwise or agreed through separate negotiation, items contained within the property will not remain upon completion of the sale. All measurements are approximate and must not be relied upon.

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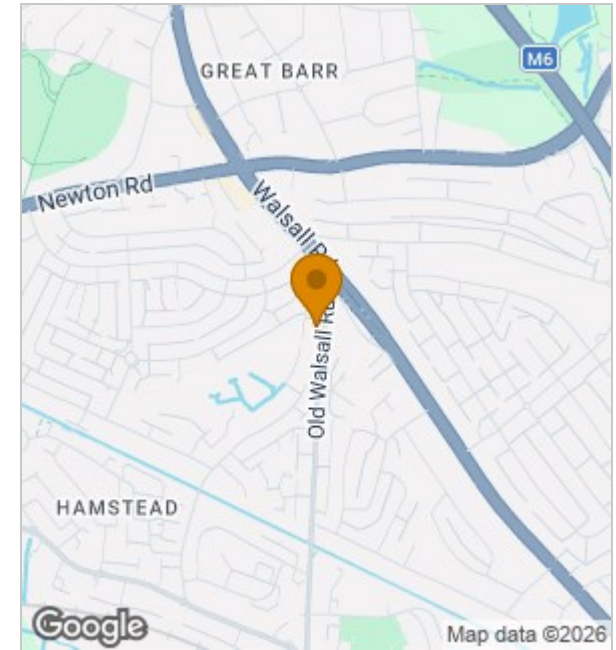
Tenure. We have been advised by the vendor that the property is **Freehold**. The Agent has not had sight of the title documents; therefore, prospective purchasers are advised to obtain verification from their solicitors.

Anti Money Laundering Regulations. In accordance with Anti-Money Laundering (AML) regulations, intending purchasers will be required to produce identification documentation at the offer stage. Failure to comply with this request will result in the offer being refused. A **non-refundable fee of £55.00 per person** is payable when an offer is accepted in principle. We appreciate your cooperation in helping to prevent delays in agreeing the sale.

£239,950

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Area Map



Energy Performance Graph

