



**Old Walsall Road, Great Barr B42 1HX**

**Offers In The Region Of £224,950**

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residential**



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Midland Residential are delighted to present this 3-bedroom semi-detached house located in the heart of Great Barr. The property briefly comprises - on the ground floor: front porch, entrance hallway, two reception rooms, and kitchen with access leading through a side lean-to, having secure access to the front and rear, providing additional storage provisions. The first floor: three bedrooms and a family bathroom. The property further benefits from gas central heating and double-glazed windows (where specified). Vehicle access is available to the rear through a shared gated entrance. This property is in need of some modernisation and is sold chain-free. Early viewings are advised and by appointment only.

- Semi Detached Property
- Three Bedrooms
- Two Reception Rooms
- Rear Vehicular Access
- Lean-To
- No Chain
- Gas Central Heating
- Double Glazed Windows (where specified)
- EPC Rating D
- Sandwell Tax Band B

## Description

### Approach

Having a brick-built wall to the fore, with path access with a mature lawn, with plants and hedges to the boundary, along with secure door access leading through to the rear

### Porch

Having UPVC double-glazed windows to the front and side elevation with a UPVC part-panelled and double-glazed French doors

### Entrance Hallway

Having a UPVC part panel part double-glazed front door with fixed side units with obscure glass, having a fitted carpet, boxed unit housing the gas and water meter, central heating radiator, ceiling light point, stairs leading to the first floor and doors leading thereof:

### Front Reception Room

3.69 x 2.55 (12'1" x 8'4")

Having a fitted carpet, central heating radiator, decorative brick-patterned fire surround, UPVC double-glazed five-sided bay window, and ceiling light point.

### Rear Reception Room

3.72 x 3.00 (12'2" x 9'10")

Having a fitted carpet, central heating radiator, UPVC double-glazed two-sided bay window to the rear, timber-framed fire surround, ceiling light point.

### Kitchen

2.95 x 1.78 (9'8" x 5'10" )

Having vinyl floor tiles, a selection of modern wall and base units with matching door fronts, laminated worksurface with stainless steel sink and tap inset, stainless steel gas hob with electric oven below, splashback wall tiles, extractor fan built into overhead unit, ceiling light point, under stairs pantry with access to electric fuse board and meter, timber door leading through to the side lead to:

### Lean-To

Having UPVC double-glazed and part-panelled doors to the front and rear, under-stairs storage provision, single-glazed timber frame window (blocked off internally).

### Stairs & Landing

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

### Bedroom 1

2.75 x 1.92 (9'0" x 6'3")

Having a fitted carpet, central heating radiator, UPVC double-glazed five-sided bay window to the fore, ceiling light point.

### Bedroom 2

3.88 x 2.39 (12'8" x 7'10" )

Having a fitted carpet, central heating radiator,

purpose-built fitted wardrobes with sliding doors, two-sided UPVC double-glazed window to the rear, ceiling light point.

### Bedroom 3

3.78 x 2.88 (12'4" x 9'5" )

Having a fitted carpet, central heating radiator, three-sided UPVC double-glazed window to the rear, ceiling light point.

### Bathroom

1.97 x 1.7 (6'5" x 5'6" )

Having carpet flooring, quadrant shower enclosure with a raised shower tray, Triton electric shower, wash hand basin with hot and cold taps over and pedestal below, close-coupled WC, central heating radiator, part tiled splashback wall tiles, louvre cupboard door fronts providing storage access, with Worcester boiler below, ceiling light point.

### Garden

Having a slabbed patio with decorative borders, providing a selection of mature plants and shrubs along with a raised fishpond, with steps leading down to a slabbed pathway providing access to the rear, with timber panelled fencing to the boundary, a mature lawn and a selection of mature plants and shrubs, a timber-framed shed, timber framed garage at the rear providing rear access









## Floor Plans



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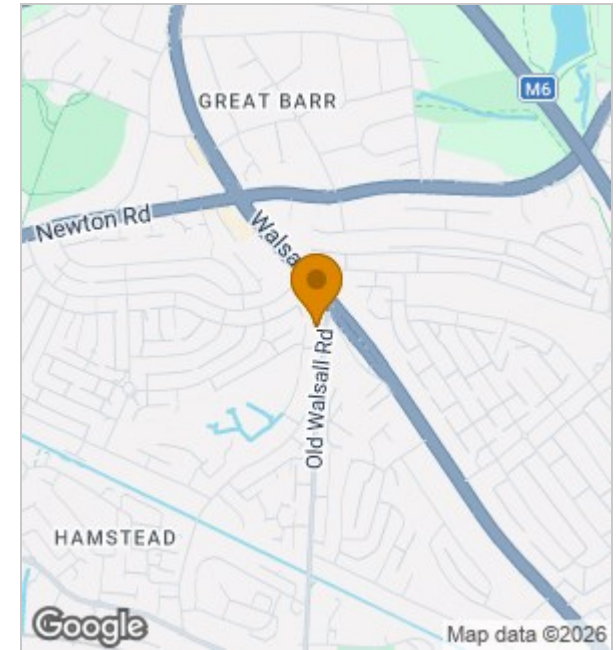
**Tenure.** We have been advised by the vendor that the property is **Freehold**. The Agent has not had sight of the title documents; therefore, prospective purchasers are advised to obtain verification from their solicitors.

**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.

£224,950

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## Area Map



## Energy Performance Graph

