

FOR SALE

www.midlandresidential.co.uk

midland
residential



Sundial Lane

Great Barr, Birmingham, B43 6PD

Midland Residential are pleased to present this three bed semi-detached house situated in a desirable neighbourhood which is close to local amenities, schools, and parks, making it an ideal choice for families. This property is in need of some modernisation and offers a unique opportunity, it briefly comprises of an entrance hallway, two reception rooms, and an extended kitchen with access to the rear garden providing a well-maintained outdoor space. The first floor consists of three bedrooms and a family bathroom. The property further benefits from off road parking, gas central heating and double-glazed windows (where specified). With its combination of location and potential, this semi-detached house is an opportunity not to be missed. Viewings by appointment only.

Offers Over £249,500

18 Sundial Lane

Great Barr, Birmingham, B43 6PD



- Semi-Detached House
- Extended Kitchen
- Double Glazed (ws)
- Council Tax Band C
- Three Bedrooms
- Family Bathroom
- Gas Central Heating (ws)
- Two Reception Rooms
- Off Road Parking
- EPC Rating F

Approach

Having off road parking, slabbed surface and side gated access to the rear.

Porch

Having UPVC French doors with double glazed windows, ceiling light point, UPVC double glazed door with panel leading through to the entrance hallway.

Hallway

Having a fitted carpet, central heating radiator, UPVC double glazed window with obscure glass, door leading to under stair pantry and door leading thereof

Front Reception Room

13'5" (furthest point) x 11'6" (widest point) (4.09 (furthest point) x 3.53 (widest point))

Having a fitted carpet, gas fire (not tested by agent), central heating radiator, two-sided UPVC double glazed window, ceiling light point.

Rear Reception Room

10'5" x 11'6" (3.18 x 3.52)
Having a fitted carpet, gas fire (not tested by agent), fitted wall shelving, central heating radiator, UPVC double glazed patio sliding door providing access to the rear patio, ceiling light point.

Extended Kitchen

14'1" x 6'4" (widest point) (4.3 x 1.95 (widest point))
Having vinyl flooring, a selection of wall and base units with door fronts, laminated work surface, stainless steel sink with hot and cold tap over, Parkinson Cowan gas cooker and

oven, UPVC double glazed windows to the rear and side elevation and UPVC double glazed part panel door providing access to the garden, Baxi central heating boiler, ceiling light point.

Pantry

8'2" (furthest point) x 2'7" (2.5 (furthest point) x 0.8)
Having access to electric meter, fuse board and gas meter point, timber frame single glazed window to the side elevation, ceiling light point.

Stairs and Landing

Having a fitted carpet, banister and handrail leading to the landing, UPVC double glazed window with obscure glass, loft hatch access point, ceiling light point, doors leading thereof

Bathroom

6'9" (furthest point) x 5'4" (2.08 (furthest point) x 1.63)
Having a fitted carpet, bath with hot and cold taps over, electric shower with slash back wall tiles, wash hand basin with hot and cold taps over and pedal stall below with splash back wall tiles, close coupled WC, central heating radiator, UPVC double glazed window to the rear with obscure glass, built in cupboard, housing cold water storage tank, ceiling light point.

Bedroom 1

13'5" (furthest point) x 11'0" (widest point) (4.09 (furthest point) x 3.36 (widest point))
Having a fitted carpet, central heating radiator, built-in wardrobe,

two-sided UPVC double glazed window to the fore, ceiling light point.

Bedroom 2

10'5" x 11'6" (widest point) (3.19 x 3.51 (widest point))
Having a fitted carpet, central heating radiator, built-in wardrobe, UPVC double glazed window to the rear, ceiling light point.

Bedroom 3

7'3" x 6'0" (2.21 x 1.85)
Having a fitted carpet, central heating radiator, UPVC double glazed window to the fore, ceiling light point.

Garden

Having a slabbed patio with a mature lawn with a selection of plants and shrubs, timber frame shed at the rear, with gated access to the fore.

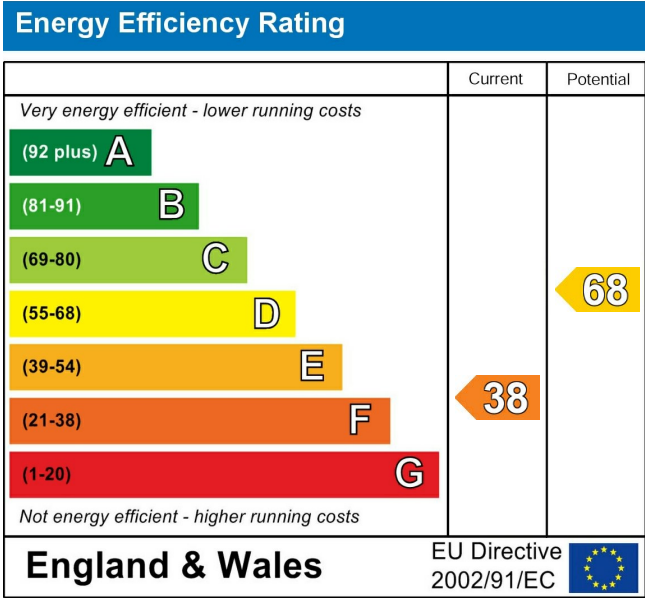
Material Information

Council Tax Band: C with Sandwell council, Tenure: Freehold, Property type: Semi-Detached, Property Construction: Standard form, Electricity supply: Mains electricity, Other electricity sources: No, Solar Panels: No, Water supply: Mains water supplied by South Staffordshire Water and sewerage supplied by Severn Trent Water (the vendor has reported that a water meter is located outside the property). Heating: Central Heating, Broadband, Highest available download speed, Standard 19mpbs, Superfast 107mpbs and Ultrafast 10000mpbs. Highest available

upload speed, Standard 1mpbs, Superfast 20mpbs and Ultrafast 10000mpbs. Mobile coverage: O2 – Good outdoor and in-home, Vodafone – Good outdoor and in-home, Three – Good outdoor and variable in-home, EE – Good outdoor and variable in-home. Parking: Off Street Parking. Building safety issues: No, Restrictions – Listed Building: No, Restrictions – Conservation Area: No, Restrictions – Tree Preservation Orders: None, Public right of way: No, Private right of way: No, Long-term area flood risk: There is a very low flood risk for this property. Coastal erosion risk: No, Planning permission issues: No, Accessibility and adaptations: No, Coal mining area: Located on the coalfield, Energy Performance rating: F

You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.





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.

Disclaimer Notice

The Digital Markets, Competition and Consumers Act 2024 (DMCCA). The Agent has not tested any apparatus, equipment, fixtures, fittings, or services, and therefore does not verify whether they are in working order, fit for purpose, or within the ownership of the sellers. The buyer must assume any information provided is incorrect unless verified by their own solicitor or surveyor. The Agent has not checked the legal documentation to verify the legal status of the property or the validity of any guarantees. All measurements in these particulars are approximate, and photographs are provided for general guidance only. Items shown in photographs are not included unless specifically mentioned in writing within these particulars. Separate negotiation may be available for such items. No assumption should be made regarding the property or locality that is not specifically shown or confirmed. Misrepresentation Act 1967. These particulars are not to be regarded as an offer or contract. Statements about the property are made without responsibility on the part of Midland Residential or the seller, and should not be relied upon as representations of fact. Purchasers must satisfy themselves by inspection or otherwise as to the accuracy of the particulars. Neither the client, the Agent, nor any employee has authority to make or give any representation or warranty regarding the property. 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.