



Cramlington Road, Great Barr
Birmingham, B42 2EG

Offers in Excess of £190,000

Great Barr

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This charming three-bedroom semi-detached home offers a wonderful opportunity to create a space truly your own.

Filled with natural light and a welcoming layout, the property already has great bones and a warm, homely feel throughout.

While it would benefit from some cosmetic updates, this simply opens the door for you to add your personal style and modern touches.

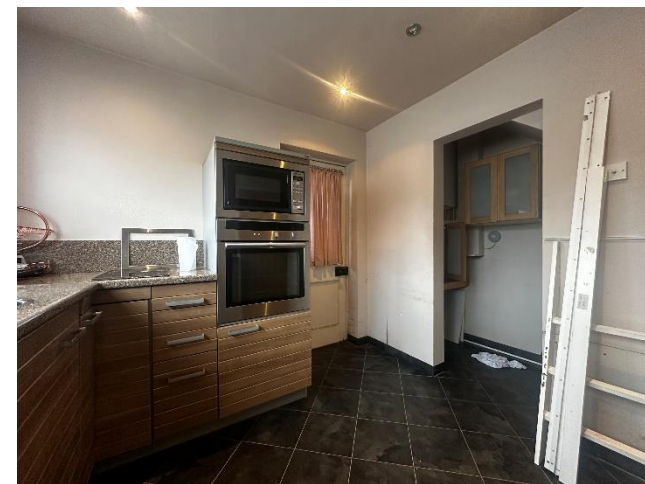
You are welcomed into the property via an entrance hall, leading off into the fitted kitchen, with base units, steel sink unit, and fitted cooker. There is also a large pantry perfect for storage.

To the rear of the property is a large open living room with floor to ceiling windows and bi-fold doors looking onto a private garden space ideal for enjoying sunny days, gardening, or creating an outdoor retreat.

Upstairs there are three well proportioned bedrooms with storage space and a well appointed bathroom.

With its inviting character and exciting potential, this home is perfect for buyers looking to put their own stamp on a property and transform it into something truly special. Call us on 01213251133 to view.

This Property is Being sold by Paul Carr Secure Sale. Secure Sale is a faster and more secure way to sell or purchase a property, where the seller and the buyer commit to the transaction and an agreed fixed timescale. A legal pack (including searches) will be created upfront and made available to any interested parties and passed to the conveyancers once a sale has been agreed. Please contact Paul Carr Estate Agents to view these documents. When an offer is accepted, the buyer will be required to pay a non-refundable **Reservation Fee of £6,995** including VAT (in addition to the final negotiated selling price), sign a Reservation Form and agree the Terms and Conditions prior to solicitors being instructed. If you require a copy of these documents, or for further information, please contact the Paul Carr Team.





Property Specification

BEING SOLD by PAUL CARR SECURE SALE (BUY IT NOW Option Available) - Reservation Fee Applies
THREE BEDROOMS
NO ONWARD CHAIN
POTENTIAL FOR OFF ROAD PARKING
WELL APPOINTED GARDEN

Kitchen
8' 10" x 10' 2" (2.7m x 3.1m)

Living Room
13' 9" x 15' 9" (4.2m x 4.8m)

Bedroom 1
13' 9" x 8' 6" (4.2m x 2.6m)

Bedroom 2
9' 2" x 9' 10" (2.8m x 3m)

Bedroom 3
11' 6" x 6' 11" (3.5m x 2.1m)

Bathroom
5' 7" x 5' 7" (1.7m x 1.7m)

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.

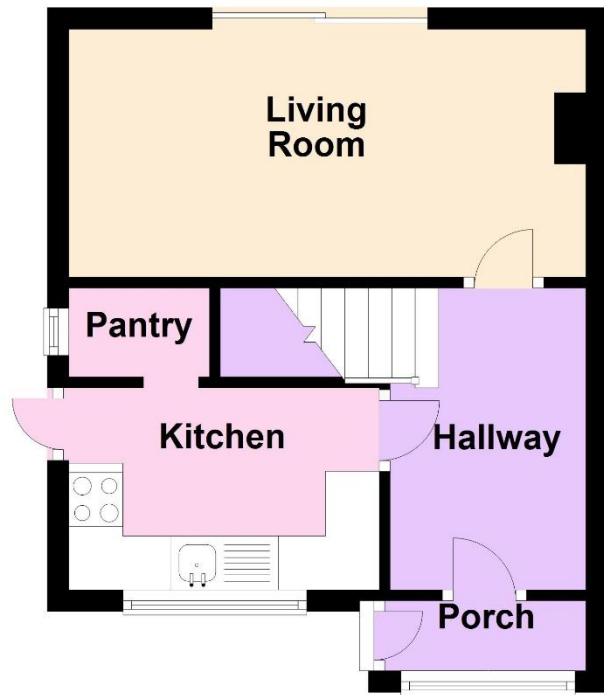
Viewer's Note:

Services connected: mains electricity, gas, water and drainage
Council tax band: B
Tenure: Freehold

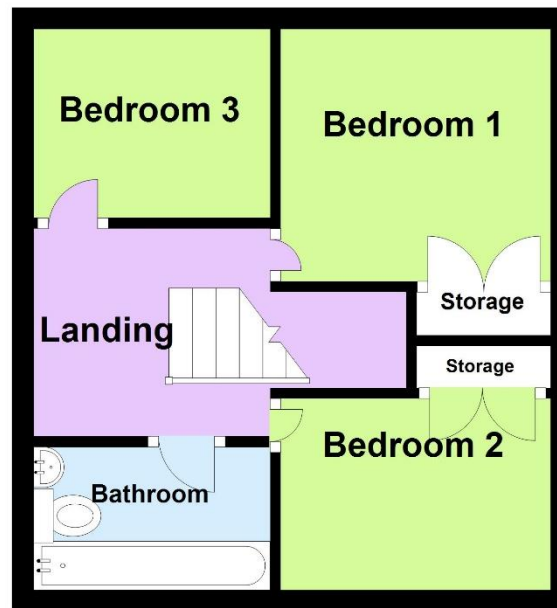
Floor Plan

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

Ground Floor



First Floor



Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Map Location

