PAUL CARR Estate Agents Sales & Lettings

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Rodlington Avenue, Great Barr
Birmingham, B44 9UJ

Offers in Excess of £200,000

Great Barr

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Welcoming to the market with no upward chain, this well presented two bedroom semi detached located on the popular Rodlington Avenue. Situated close to good local schools, shops, and amenities making it perfect for first time buyers.

Approached via a driveway suitable for multiple vehicles and entered through the secure porch. Upon entry you are welcomed by a hallway giving you access into a spacious lounge with patio door leading out to the garden. The kitchen offers an array of wall and base units, plenty of countertop space, sink unit with side drainer and space for suitable fitted appliances. Completing the ground floor is a useful, covered side entrance with plumbing for a utility. Heading upstairs you are presented with two double bedrooms, the main bedroom benefitting from built in wardrobe space. The family bathroom consists of a corner shower cubicle, hand wash unit and WC.

Externally, the home has a large private garden with south facing views, patio area and fencing to the perimeter. The home also has a fantastic large double garage to the rear. Viewing this home is highly recommended.





















Property Specification

TWO BEDROOM SEMI DETACHED
NO UPWARD CHAIN
LARGE DOUBLE GARAGE
DRIVEWAY FOR MULTIPLE VEHICLES
SOUTH FACING GARDEN

Kitchen
3.68m (12'1") x 3.30m (10'10") max

Lounge
4.30m (14'1") x 3.00m (9'10")

Covered Side Entrance/Utility
5.80m (19') x 1.20m (3'11")

Bedroom 1
4.30m (14'1") x 3.00m (9'10")

Bedroom 2
3.70m (12'2") max x 2.62m (8'7") max

Shower Room
2.10m (6'11") x 1.90m (6'3")

Double Garage
6.90m (22'8") x 5.10m (16'9")

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 £47.50 + VAT (£57 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: Gas Electric Water Drainage Water Meter

Council tax band: B

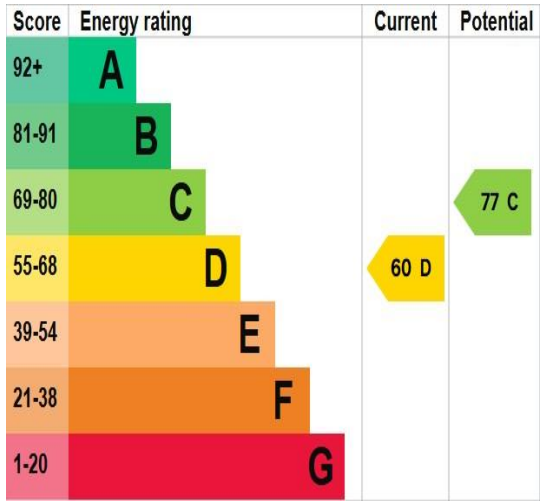
Tenure: Freehold

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