



Fowlmere Road, Great Barr
Birmingham, B42 2DZ

SECURE SALE

Offers in Excess of £190,000

Great Barr

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*****Investment Opportunity*****

Prime Location in Great Barr Situated in the heart of Great Barr, this spacious three-bedroom property presents an excellent opportunity for investors or buyers looking to create their ideal family home.

Requiring substantial modernisation throughout, the property offers fantastic potential and generous living accommodation. The accommodation briefly comprises an entrance hallway, a spacious lounge / diner, fitted kitchen with base and eye level units, sink and fitted oven, and conservatory to the ground floor.

Upstairs offers three well-proportioned bedrooms and a family bathroom.

Externally, the property benefits from a sizeable rear garden with the added advantage of a large garage located at the rear, providing ample storage or workshop potential.

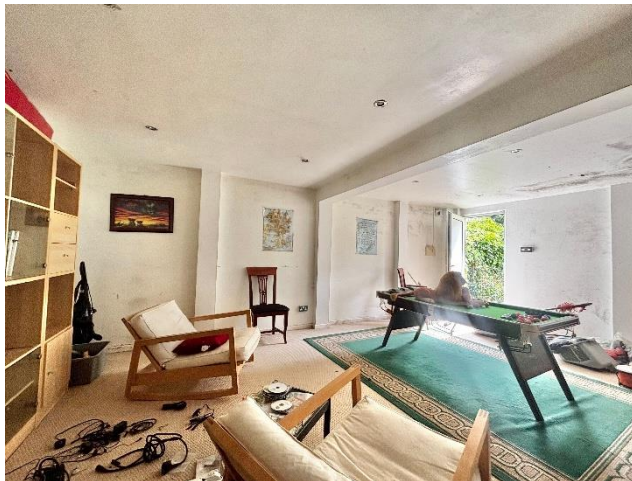
Conveniently located close to local amenities, schools, and transport links, this is a superb investment opportunity with endless scope to add value.

This is a rare chance to acquire a property in a desirable area at a competitive price point, ideal for those looking to undertake a full refurbishment project. Early viewing is highly recommended to appreciate the scope and potential on offer,

This Property is Being sold by Paul Carr Secure Sale. Modern Auction / 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 PUL CARR SECURE SALE
(BUY IT NOW Option Available) - Reservation Fee Applies
NO ONWARD CHAIN
INVESTMENT OPPORTUNITY
LARGE REAR GARDEN
DRIVEWAY

Hall 11' 1" x 5' 6" (3.39m x 1.68m)

Living Room 3.04m (10') x 3.03m (9'11") max

Dining Room 3.73m (12'3") x 2.65m (8'8")

Conservatory 3.59m (11'9") x 2.65m (8'8")

Kitchen Area 4.21m (13'10") x 2.21m (7'3")

Shower Room 7' 5" x 6' 8" (2.26m x 2.02m)

Bedroom 1 3.79m (12'5") max x 3.07m (10'1")

Bedroom 2 0' 0" x 10' 2" (3.8m x 3.09m)

Bedroom 3 2.15m (7'1") x 1.68m (5'6")

Rear Garden Outbuilding
6.60m (21'8") x 4.96m (16'3")

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:

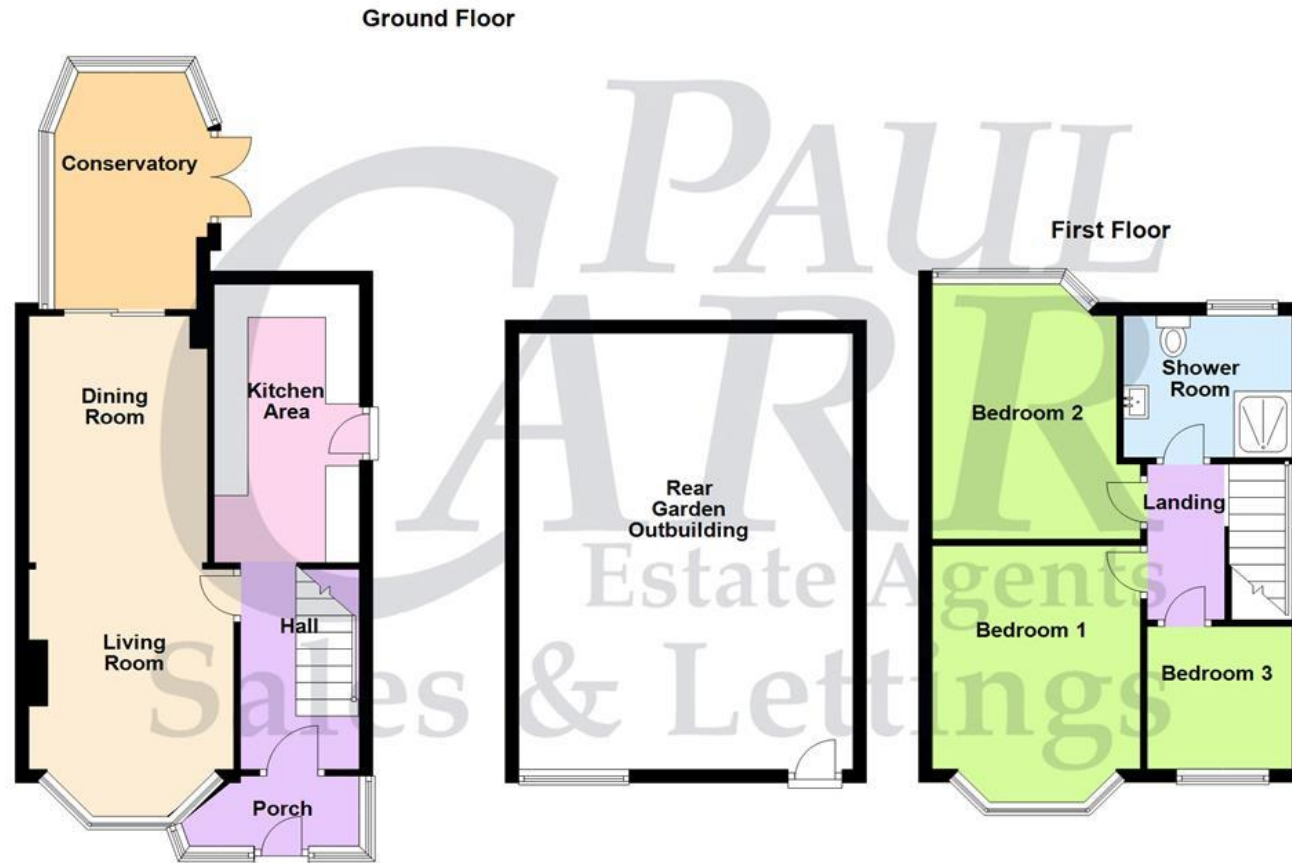
Identity Verification Fee - We are required by law to conduct anti-money laundering checks on all those buying a property as part of our due diligence. As agents acting on behalf of the seller, we are required to verify the identity of all purchasers once an offer has been accepted, subject to contract. 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: C
Tenure: Freehold

Floor Plan

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



Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D		
39-54	E	53 E	
21-38	F		
1-20	G		

Map Location

