



Corbridge Avenue, Great Barr
Birmingham, B44 9UQ

£220,000

Great Barr

£220,000



Welcoming to the market this immaculately presented two bedroom semi detached home located on Corbridge Avenue.

Situated on a quiet cul de sac close to good local schools, shops and amenities making it perfect for first time buyers and buy to let investors. Approached via a gravelled driveway and entered through the front door. Upon entry you are welcomed by a hallway giving you access to the ground floor. The kitchen offers an array of wall and base units, plenty of countertop space, sink unit with side drainer, electric hob and oven and space for other suitable fitted appliances. The lounge is a stylish room with access out into the beautiful conservatory. Heading upstairs you are presented with two double bedrooms. The family shower room consists of a corner shower cubicle, hand wash unit and WC.

Externally, the home has a large private rear garden with gravelled patio, lawned area, matured shrubs and fencing to the perimeter. Viewing this property is highly recommended.



Property Specification



TWO BEDROOM SEMI DETACHED
IMMACULATELY PRESENTED
LARGE CONSERVATORY
DRIVEWAY
BEAUTIFUL REAR GARDEN

Kitchen
3.60m (11'10") max x 3.30m (10'10") max

Lounge
4.40m (14'5") x 3.00m (9'10")

Conservatory
4.00m (13'1") max x 3.90m (12'10") max

Bedroom 1
4.40m (14'5") x 3.00m (9'10")

Bedroom 2
3.80m (12'6") max x 2.40m (7'10")

Shower Room
2.00m (6'7") x 1.80m (5'11")

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:

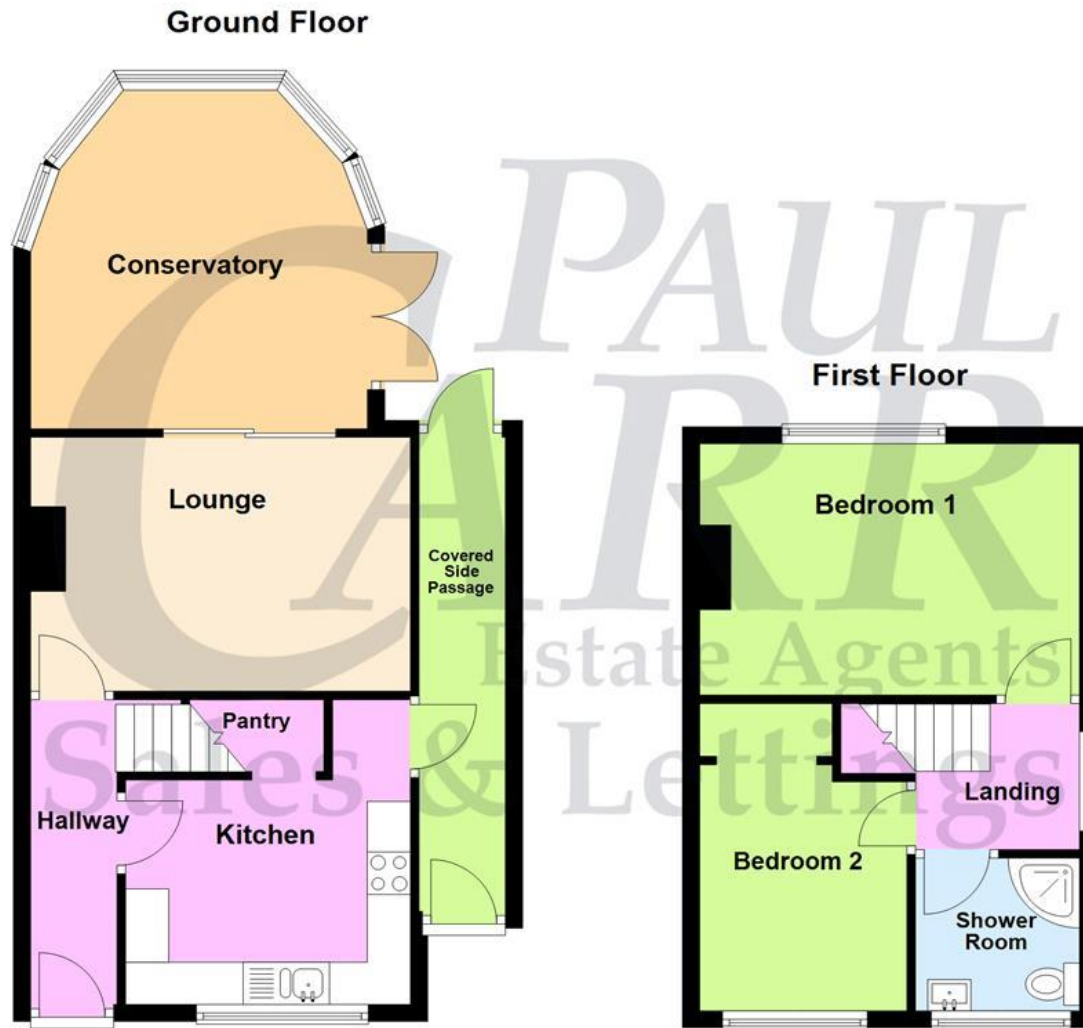
Services connected: Gas Electric Water Drainage

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

Map Location

