



Dyas Road, Great Barr
Birmingham, B44 8SG

Offers in Excess of £190,000

Great Barr

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Paul Carr Estate Agents are delighted to present this three bedroom semi-detached property located on the ever popular Dyas Road. Close to shops and local amenities

Upon entering the property through a secure porch, you are welcomed into a large entrance hall leading to a large through lounge/diner with a beautiful bay window to the front boasting lots of natural light into the property proving a light and airy feel, with plentiful space for family living. The kitchen comprises of base units with ample storage, gas cooker, double glazed window and tiling throughout with access to the rear garden.

Leading upstairs we have three well proportioned bedrooms with bedroom one having again that large bay window. The bathroom consists of a bath with a shower unit, handwash basin, W.C and storage. This property is one not to be missed and could be yours today, call us on 0121 325 1133 to book your viewing.

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 £6,875 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. We look forward to receiving the AML as soon as possible and if you require any further information, please do not hesitate to contact us.





Property Specification

BEING SOLD BY PAUL CARR SECURE SALE (BUY IT NOW
Option Available) - Reservation Fee Applies
THREE BEDROOMS
LARGE THROUGH LOUNGE
LARGE REAR GARDEN NO UPWARD CHAIN
OPPORTUNITY FOR MODERNISATION

Lounge/Diner
26' 7" x 11' 10" (8.1m x 3.6m)

Kitchen
9' 2" x 7' 7" (2.8m x 2.3m)

Bedroom 1
14' 9" x 10' 2" (4.5m x 3.1m)

Bedroom 2
11' 6" x 11' 10" (3.5m x 3.6m)

Bedroom 3
6' 11" x 6' 3" (2.1m x 1.9m)

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.

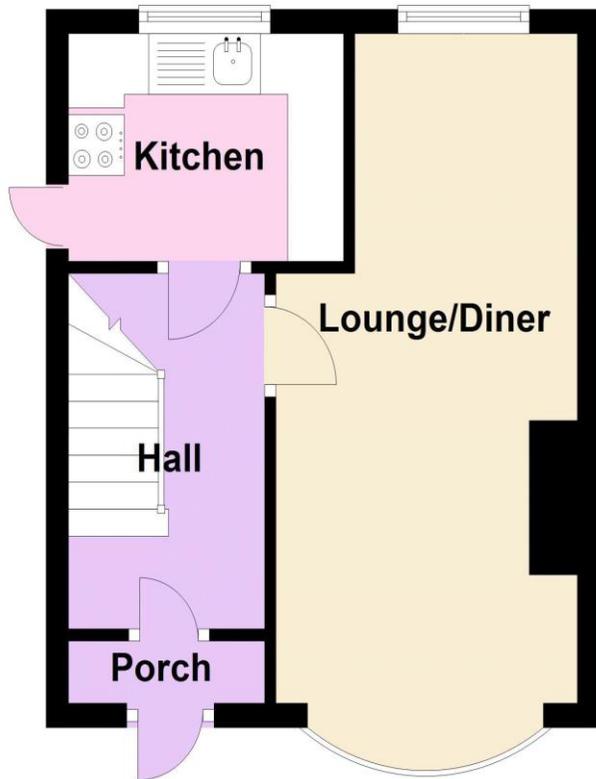
Viewer's Note:

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

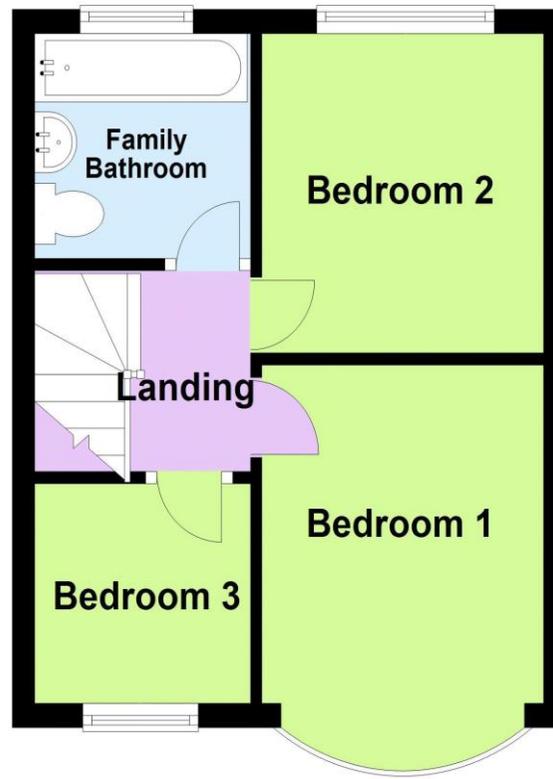
Floor Plan

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		
69-80	C		76 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

Map Location

