

Coronation Road, Great Barr B43 7AX

Offers In The Region Of £325,000

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midland residential









Midland Residential is delighted to present this impressive three-bedroom semi-detached property, occupying a highly regarded residential position in Great Barr, on the boundary of leafy South Walsall. Enjoying distant views of Barr Beacon, the property is ideally situated for Merrions Wood Nature Reserve, Great Barr Golf Course and the historic St Margaret's Parish Church. Offering a turnkey opportunity for buyers seeking a well-presented home with versatile living accommodation, the property combines well-created proportions with entertaining spaces and an attractive landscaped front and rear garden. The property comprises: an entrance hallway leading into a through lounge, featuring an impressive built-in fire surround; an extended conservatory creates an open-plan length of approximately 10 metres, highlighting dual-aspect light. The extended, thoughtfully designed kitchen leads into an outdoor area, perfectly suited to relaxing and hosting family and friends. Externally, the beautifully landscaped rear garden provides an attractive and private setting, featuring an established selection of mature plants and colourful shrubs; staggered decking boards lead on to a dedicated seating area, creating an ideal space for outdoor relaxation. To the first floor, the property offers three bedrooms and a family bathroom. Further benefits include off-road parking, a front garage, double-glazed windows (ws) and gas central heating. Situated within a popular residential location, this property offers an appealing combination of generous living accommodation, attractive outdoor space and convenient access to local amenities and leisure facilities. Viewings are strictly by appointment only and will form part of a chain.

- Semi-Detached House
- Conservatory
- Through-Lounge
- Extended Kitchen
- Family Bathroom
- Side Garage
- Double Glazed (ws)
- Gas Central Heating
- EPC D
- Council Tax C

Description

Approach
Having off-road parking at the front providing access to the front garage, with a raised, well-presented garden with a mature lawn with a selection of plants and shrubs, with access leading to the front entrance.

Entrance
Having an open porch, with a timber-framed front door, laminate flooring, UPVC double-glazed window with obscure glass to the side elevation, part decorative wall panelling, central heating radiator with decorative cover over, ceiling light point, door providing understairs storage, with stairs leading to the first floor and doors leading thereof

Through Lounge
7.4 (into bay) x 3.4 (24'3" (into bay) x 11'1")
Being a through-lounge, with laminate flooring, coal effect gas fire with timber fire surround and marble effect backing and hearth, UPVC double-glazed five-sided bay window to the fore, central heating radiator with decorative boxed cover, ceiling light points to the front and rear, UPVC double-glazed sliding patio doors, leading onto a conservatory providing an open plan extended living space

Conservatory
3.07 x 2.7 (10'0" x 8'10")
Having laminate flooring, wall light points, UPVC double-glazed windows to the side and rear, with French doors leading onto a raised decking area at the rear, with polycarbonate roof panels

Kitchen
4.6 x 1.7 (15'1" x 5'6")
Having tiled flooring, a selection of modern wall and base units with butcher's block work surface, having a stainless steel sink inset with tap over, cooker extractor fan, UPVC double-glazed window to the rear, and side elevation, timber stable door leading through to the side elevation, ceiling light points.

Stairs & Landing
Having a fitted carpet, decorative handrail with bannister and spindles to landing area, UPVC double-glazed window with obscure glass to the side elevation, loft access point, ceiling light point, with doors leading thereof

Bedroom 1
4.2 (into bay) x 3.4 (13'9" (into bay) x 11'1")
Having a new fitted carpet, UPVC double-glazed five-sided bay window to the fore, two wall lights, central heating radiator with decorative boxed cover, double built-in closet space, decorative wall panels,

Bedroom 2
3.2 x 3.4 (10'5" x 11'1")
Having a new fitted carpet, central heating radiator with decorative box cover, UPVC double-glazed window to the rear, ceiling light point

Bedroom 3
2.3 x 1.9 (7'6" x 6'2")
Having a fitted carpet, UPVC double-glazed window to the fore, ceiling light point.

Bathroom
2.1 x 1.7 (6'10" x 5'6")
Having laminated flooring, central heating radiator, matching bath suite-comprising of a bath with hot and cold taps and electric shower over with bifold shower screen, wash hand basin and pedestal with hot and cold taps over, close-coupled WC, UPVC double-glazed window with obscure glass to the rear, wall unit housing a Baxi central heating boiler, part splashback wall tiles, ceiling light point.

Side Area
Having raised decking boards with recessed floor lighting, decorative wall panels, creating a vibrant outdoor entertainment area, with sidegate leading through to the fore

Rear Garden
Being landscaped with a mature lawn, a selection of well-maintained mature plants and shrubs with border hedging to the side and rear, a raised sun area with decking boards and pathway

Material Infomation
Ask Agent











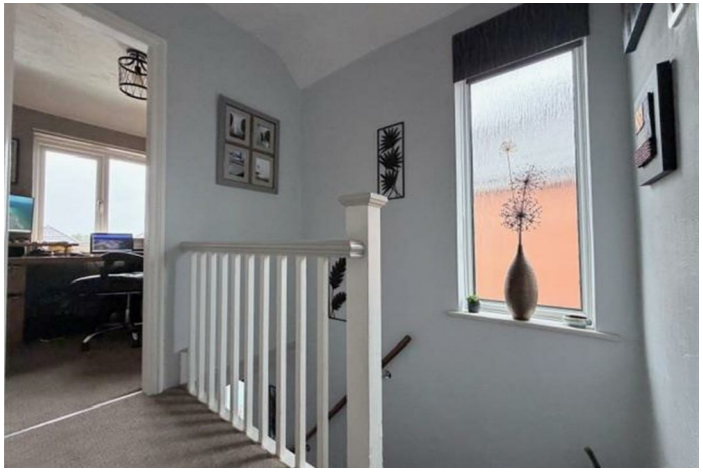










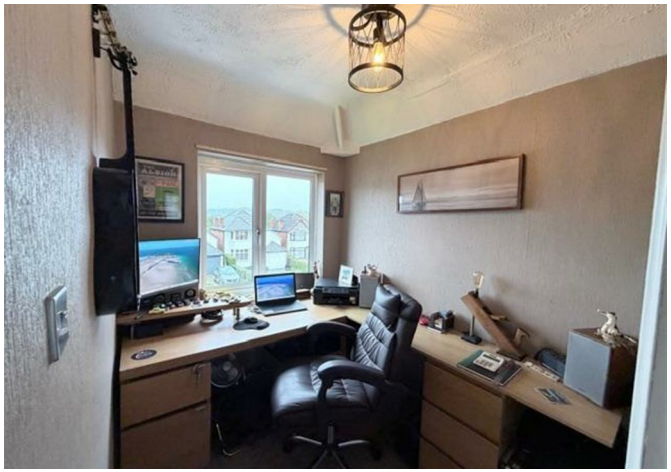



















FIVES
LIFE
IS
BETTER
AT
THE
BEACH




GUINNESS




GUINNESS

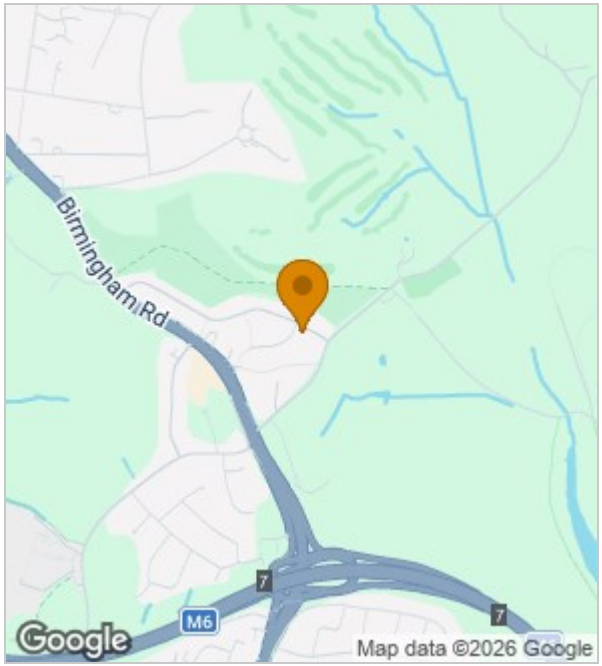


Floor Plans

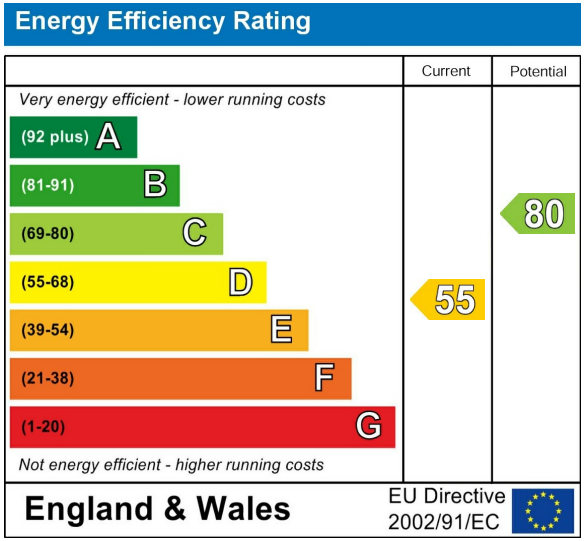


This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).

Area Map



Energy Performance Graph



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Tenure. We have been advised by the vendor that the property is **Freehold**. The Agent has not had sight of the title documents; therefore, prospective purchasers are advised to obtain verification from their solicitors.

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