PAUL CARR Estate Agents
Sales & Lettings

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Sandwood Drive, Great Barr
Birmingham, B44 8SD

Offers Over £230,000

Great Barr

Offers Over £230,000

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Welcoming to the market this well presented three bedroom semidetached located on the popular Sandwood Drive. Situated on a cul de sac close to good local schools, shops, and amenities making it perfect for first time buyers and growing families.

Approached via a pathway alongside the front gardens and entered through the secure porch. Upon entry you are welcomed by an inviting hallway giving you access to a large through lounge/dining room with a bay window and potential to separate when needed. The newly fitted 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 conservatory off the dining room.

Heading upstairs you are presented with three bedrooms, two of which are good sized doubles and then a smaller third bedroom. The family bathroom consists of a bathtub with shower over, hand wash unit and WC.

Externally, the home has a good sized private rear garden with a patio, lawned area and a rear garage. Viewing this excellent family home is highly recommended.





















Property Specification

THREE BEDROOMS
SEMI DETACHED
POPULAR RESIDENTIAL LOCATION
CUL DE SAC
THREE RECEPTION ROOMS

Lounge
5.27m (17'3") max into bay x 3.30m (10'10")

Dining Room
3.30m (10'10") x 3.10m (10'2")

Kitchen
3.84m (12'7") x 2.20m (7'3")

Conservatory
3.70m (12'2") x 2.40m (7'10")

Bedroom 1
4.40m (14'5") max into bay x 3.30m (10'10")

Bedroom 2
3.70m (12'2") x 3.00m (9'10")

Bedroom 3
2.10m (6'11") x 2.00m (6'7")

Bathroom
2.30m (7'7") 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 £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:

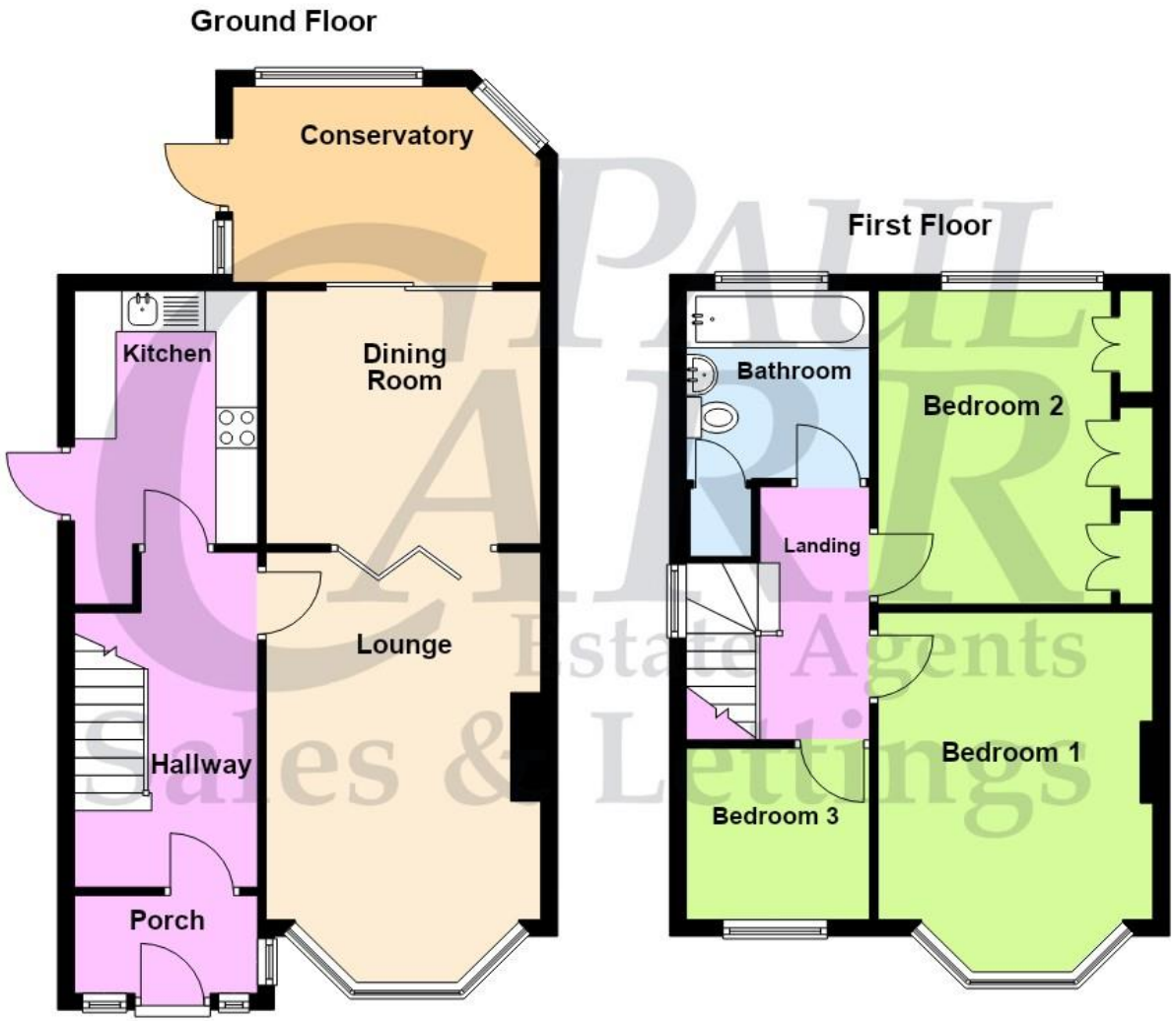
Services connected: Gas Electric Water Drainage Water Meter

Council tax band: C

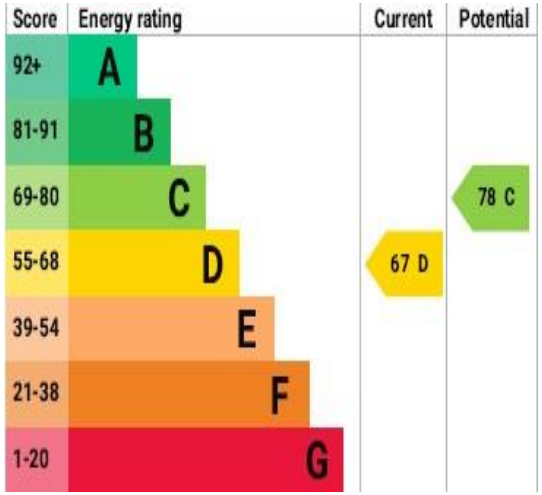
Tenure: Freehold

Floor Plan

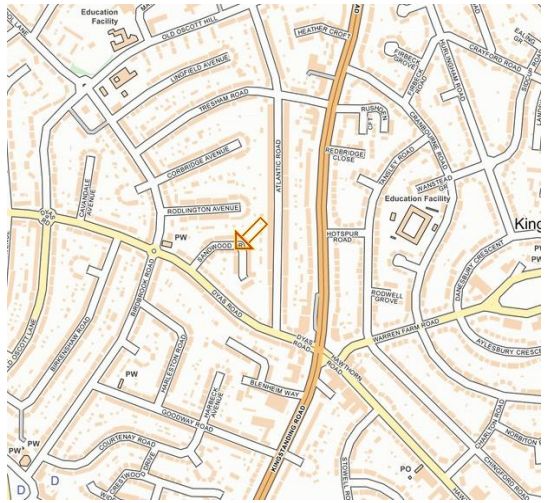
This floor plan is not drawn to scale and is for illustration purposes only



Energy Efficiency Rating



Map Location



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OnTheMarket.com
rightmove.co.uk The UK's number one property website
The Property Ombudsman