



Waverley Avenue, Great Barr
Birmingham, B43 7PR

Offers in Excess of £230,000

Great Barr

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We are delighted to offer for sale this fantastic opportunity to acquire an extended detached family home, situated on the ever-popular Park Farm Estate in Great Barr. Ideally positioned for local amenities, transport links and highly regarded schools, including Barr Beacon School. Offered to the market with no upward chain, this property is priced to reflect the refurbishment required, presenting an excellent opportunity for buyers to add value and create a superb family home.

Property Highlights • Private front driveway providing off-road parking. • Welcoming porch entrance leading into a spacious hallway with a convenient guest W.C. • Generous lounge opening into a rear extension, creating an excellent living and dining space. • Well-appointed kitchen fitted with a range of wall and base units, integrated hob and oven, sink with drainer, and space for additional appliances. • Versatile study/home office overlooking the front aspect, also housing the boiler.

• **First-floor landing** providing access to all accommodation. • **Three excellent-sized bedrooms**, with both rear bedrooms benefiting from the rear extension. • Family shower room, separate W.C. and useful airing cupboard.

Externally, the property occupies a desirable corner position with a private wrap-around garden, offering excellent potential but currently requiring clearance and landscaping.

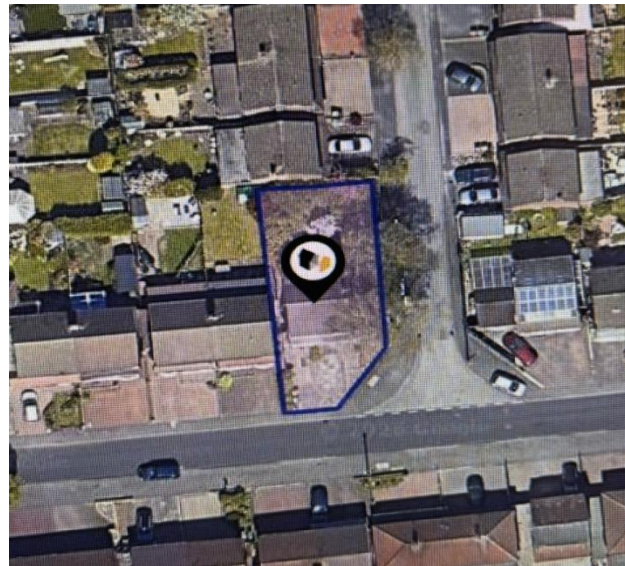
Overall, this is a superb opportunity for both owner-occupiers looking to modernise and personalise a home to their own taste, and investors seeking a rewarding refurbishment project in a highly desirable residential location. Early viewing is highly recommended to fully appreciate the potential this excellent detached home has to offer.

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 £7,475 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 PAUL CARR SECURE SALE
(BUY IT NOW Option Available) - Reservation Fee Applies
EXTENDED DETACHED HOME
NO UPWARD CHAIN
EXCELLENT SIZE BEDROOMS
LOUNGE WITH REAR EXTENSION

Entrance Hallway
6' 11" x 9' 2" (2.1m x 2.8m)

Guest W.C

Lounge
16' 9" x 12' 10" (5.1m x 3.9m)

Rear Extension
7' 7" x 12' 6" (2.3m x 3.8m)

Kitchen
12' 10" x 7' 3" (3.9m x 2.2m)

Study
13' 1" x 7' 3" (4m x 2.2m)

Extended Bedroom One
18' 8" x 12' 6" (5.7m x 3.8m)

Bedroom Two
12' 6" x 9' 2" (3.8m x 2.8m)

Extended Bedroom Three
14' 9" x 8' 10" (4.5m x 2.7m)

Seperate W.C

Family Shower Room
9' 2" x 6' 7" (2.8m x 2m)

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: D
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		75 C
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

Map Location

