



**Nether Hall Avenue, Great Barr, B43 7EU**

**Offers In The Region Of £335,000**

**midland**  
**residential**





3  2  2  C 

Midland Residential is pleased to present this charming three-storey townhouse located at Nether Hall Park, a desirable area of Great Barr. This modern property offers a perfect blend of comfort and convenience, making it an ideal choice for families or professionals seeking a stylish home in a modern location being accessible through well-maintained green space. The property benefits from easy access to local amenities, schools, and transport links. The absence of a chain means that you can move in without delay. The property offers ample space with a well-designed layout allowing a seamless flow between floors. The property boasts an open plan kitchen diner and reception room to the ground floor with a guest WC, with a second well-proportioned reception room on the first floor, along with three generously sized bedrooms over two floors, with an ensuite bathroom to the master bedroom. Viewings strictly by appointment only.

- Town House
- Three Storey
- Open Plan Reception / Kitchen / Diner
- Guest WC
- Bathroom & En-Suite
- Gas Central Heating
- UPVC Double Glazed Windows
- Separate Garage & Parking
- EPC Rating C
- Council Tax Band D

## Description

### Approach

Having a enclosed front garden with a gated entrance with metal boundary fencing and a mature lawn.

### Entrance Hallway

Having a fitted carpet, central heating radiator, electric fuse board, ceiling light point, mains smoke alarm, stairs to first floor, doors leading thereof

### Guest WC

1.769 x 0.981 (5'9" x 3'2")  
Having vinyl flooring, part tiled walls, close coupled WC, wash hand basin and pedestal with hot and cold water tap, central heating radiator, recessed ceiling spotlights, ceiling extractor fan

### Reception Room / Kitchen / Diner

8.427 x 4.563 (27'7" x 14'11" )  
Being an L-shaped open plan design, having a carpet to the reception area, UPVC double glazed three sided bay window, central heating radiator, ceiling light point, tiled floor to the kitchen diner, a selection of modern wall and base units with pellmet and recessed ceiling spot lights, with integrated fridge freezer, washing machine, dishwasher, black

work surfaces with matching upstand with stainless steel sink inset and tap over, Hotpoint seven ring gas cooker with electric oven with stainless steel splashback and extractor fan over, central heating radiator, door leading to water storage cupboard, UPVC double glazed window to the rear, UPVC door leading to the rear

### First Floor Stairs & Landing

Having a fitted carpet, bannister spindles and handrail to the stairwell and landing, central heating radiator, ceiling light point to landing, UPVC double glazed window to the fore, mains operated smoke alarm, stairs to second floor, doors leading thereof

### Reception Room 2

4.017 x 4.569 (13'2" x 14'11")  
Having a fitted carpet, two central heating radiators, two UPVC double glazed windows to rear, ceiling light point

### Bedroom 1

3.840 x 2.644 (12'7" x 8'8")  
Having a fitted carpet, central heating radiator, fitted wardrobes, UPVC double glazed window to the fore

### Second Floor Stairs & Landing

Having a fitted carpet, bannister spindles and handrail, ceiling light point to landing, mains operated smoke alarm, loft hatch access, doors leading thereof

### Bathroom

2.068 x 1.758 (6'9" x 5'9")  
Having vinyl flooring, close coupled WC, wash hand basin and pedestal with tap over, bath and side panel with bath filler tap, thermostatic shower and riser, glass shower screen, central heated towel rail, part tiled splashback wall tiles, recessed ceiling spot lights, ceiling extractor

### Bedroom 2

4.077 x 2.73 (13'4" x 8'11")  
Having a fitted carpet, central heating radiator, UPVC double glazed window to the rear, ceiling light point, built in wardrobes, door leading to En-suite L: 1.935 x W: 1.754, having vinyl flooring, close coupled WC, wash hand basin and pedestal with tap over with vanity unit below, square shower enclosure with glass doors and raised tray, thermostatic shower and riser, part tiled splashback wall tiles, UPVC double glazed window to rear with obscure glass, recessed ceiling spotlights, ceiling extractor fan

### Bedroom 3

3.109 x 3.911 (10'2" x 12'9")  
Having a fitted carpet, central heating radiator, two UPVC double glazed windows to the fore, ceiling light point, door to enclosed raised storage, built in wardrobe

### Garden

Having a slabbed patio with a mature lawn to the rear, timber boundary fencing with gated access at the rear

### Garage

Located at a separate block of private garages, having a timber-framed door, with electric supply.

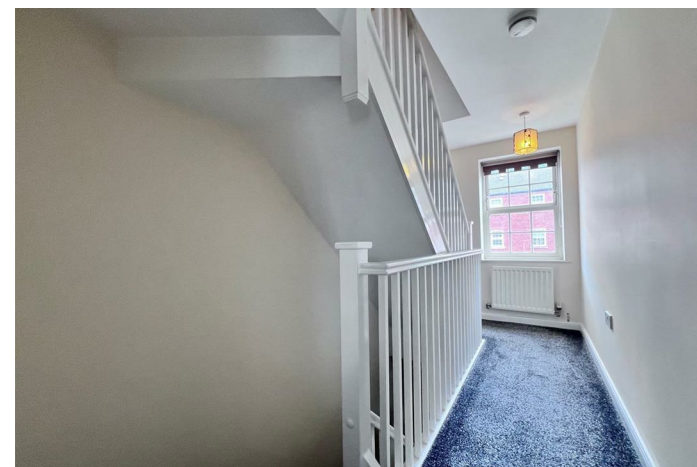
### Material Information

Material Information: Council tax band: D with Walsall council, Tenure: Freehold, Property type: Town House, Property construction: Standard form, Electricity supply: Mains electricity, Solar Panels: No, Other electricity sources: No, Water supply: Mains water supplied by South Staffordshire Water, Sewerage: Mains supplied by Severn Trent Water, Heating: Central heating, Heating features: Double glazing, Broadband: FTTP (Fibre to the

Premises), Mobile coverage: O2 - Variable, Vodafone - Good, Three - Good, EE - Good, Parking: Driveway & Garage En-block, Communal Garden Service Charges: £154.92 every six months (£309.84 per annum), Building safety issues: No, Restrictions - Listed Building: No, Restrictions - Conservation Area: No, Restrictions - Tree Preservation Orders: None, Public right of way: No, Long-term area flood risk: No, Coastal erosion risk: No, Planning permission issues: No, Accessibility and adaptations: None, Easements: Shared Rear Entrance Access Point: Coal mining area: Yes on the coalfield, Energy Performance rating: C. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.

### Disclaimer

We would be delighted to discuss the purchase with you and to assist with any queries you may have regarding the property, arranging a mortgage or giving a sale valuation on your existing home.





## Description

These Particulars of Sale were prepared and photographed by Midland Residential. Items contained within the property will not remain when the sale completes unless by separate negotiation.

DISCLAIMER NOTICE: Digital Markets, Competition and Consumers Act 2024 The Agent has not tested any apparatus, equipment, fixture, fittings or services, and so does not verify they are in working order, fit for their purpose, or within the ownership of the sellers, therefore the buyer must assume the information given is incorrect. Neither has the Agent checked the legal documentation to verify the legal status of the property or the validity of any guarantee. A buyer must assume the information is incorrect until it has been verified by their own solicitor. All measurements in these sales particulars are approximate and photographs are deemed representative of the property, but no assumption should be made in respect of the property or locality which might not be shown.

Misrepresentation Act 1967: These particulars, whilst believed to be accurate, are set out as a general outline

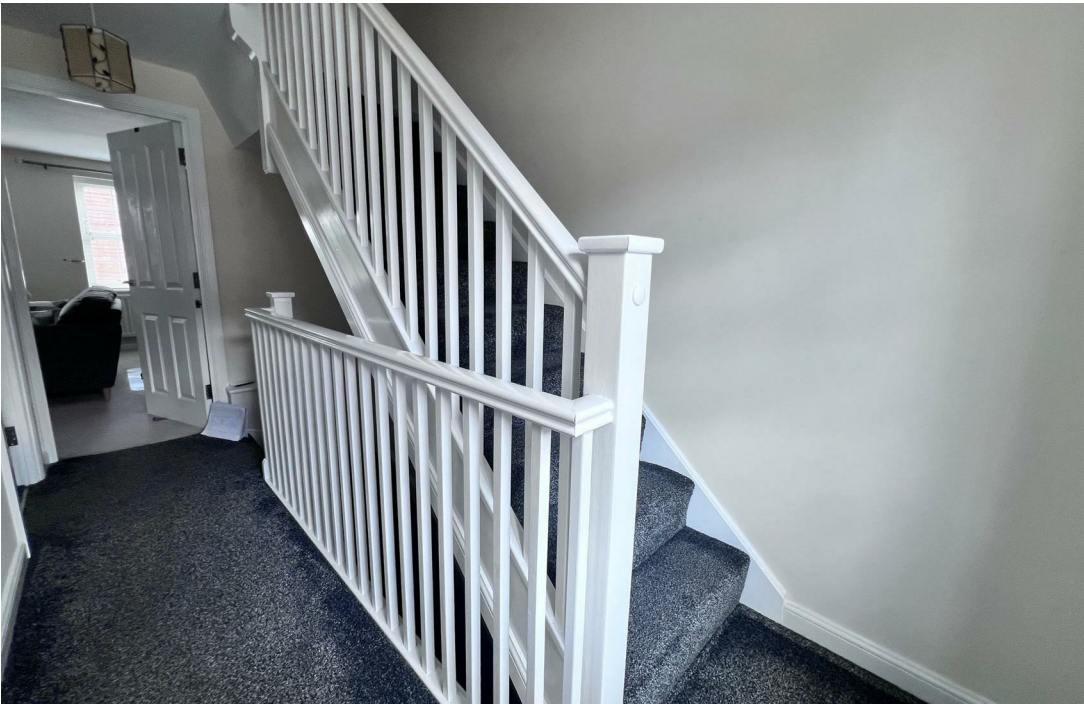
for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy.

Statements about the property are without responsibility on the part of Midland Residential, or their client, nor are they to be relied on as representations of fact. The applicant should satisfy themselves by inspection or otherwise as to the accuracy of the particulars. No representation or warranty about the property is given by the client or the Agents or any of their employees authorised to do so.

Money Laundering Regulations: Intending purchasers will be asked to produce documentation at the offer stage, and a one-off fee of £36.00 per applicant is payable. We ask for your co-operation to prevent a delay in agreeing the sale.

















Floor Plans



**Property Particulars.** These particulars, whilst believed to be accurate, are set out as a general guide and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. This property is being handled by **Midland Residential**. We would be delighted to discuss the purchase with you and assist with any queries you may have regarding the property, arranging a mortgage, or providing a sales valuation on your existing home. These Particulars of Sale were prepared and photographed by **Midland Residential**. Unless stated otherwise or agreed through separate negotiation, items contained within the property will not remain upon completion of the sale. All measurements are approximate and must not be relied upon.

Disclaimer Notice

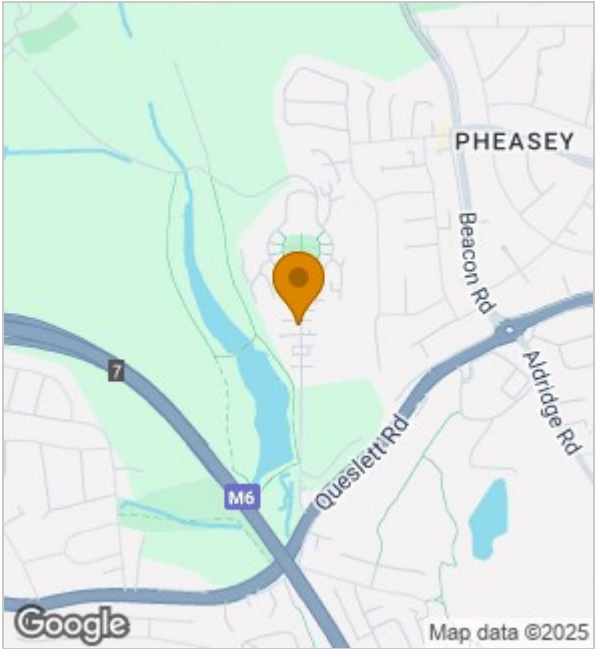
**The Digital Markets, Competition and Consumers Act 2024 (DMCCA).** The Agent has not tested any apparatus, equipment, fixtures, fittings, or services, and therefore does not verify whether they are in working order, fit for purpose, or within the ownership of the sellers. The buyer must assume any information provided is incorrect unless verified by their own solicitor or surveyor. The Agent has not checked the legal documentation to verify the legal status of the property or the validity of any guarantees. All measurements in these particulars are approximate, and photographs are provided for general guidance only. Items shown in photographs are not included unless specifically mentioned in writing within these particulars. Separate negotiation may be available for such items. No assumption should be made regarding the property or locality that is not specifically shown or confirmed.

**Misrepresentation Act 1967.** These particulars are not to be regarded as an offer or contract. Statements about the property are made without responsibility on the part of **Midland Residential** or the seller, and should not be relied upon as representations of fact. Purchasers must satisfy themselves by inspection or otherwise as to the accuracy of the particulars. Neither the client, the Agent, nor any employee has authority to make or give any representation or warranty regarding the property.

**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.

**Anti Money Laundering Regulations.** In accordance with Anti-Money Laundering (AML) regulations, intending purchasers will be required to produce identification documentation at the offer stage. Failure to comply with this request will result in the offer being refused. A **non-refundable fee of £30.00 per person** is payable when an offer is accepted in principle. We appreciate your cooperation in helping to prevent delays in agreeing the sale.

Area Map



Energy Performance Graph

