PAUL CARR Estate Agents Sales & Lettings

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Marine Drive, Great Barr
Birmingham, B44 8BB

Cash Offers Over £90,000

Great Barr

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Welcoming to the market for CASH BUYERS ONLY this well presented ground floor maisonette on Marine Drive. Situated on a cul de sac close to good local amenities, shops, and schools making it perfect for downsizers and investors.

Approached via parking for one vehicle and entered through a secure porch. Upon entry you are welcomed by a hallway giving you access to the home. This comprises of a large main bedroom benefitting from air conditioning and wardrobe space. The lounge is also good size with air conditioning and a fireplace. The kitchen offers an array of wall and base units, plenty of countertop space, sink unit with a kettle tap, side drainer and space for suitable fitted appliances. The shower room consists of a walk-in shower cubicle, hand wash unit and WC.
Completing the internal space is two large storage cupboards off the hallway.

Externally, the home has a private rear garden with a decking, lawned area and fencing to the perimeter. Viewing this home is highly recommended.





















Property Specification

CASH BUYERS ONLY - LOW LEASE
STUNNING ONE BEDROOM GREAT FLOOR MAISONETTE
PARKING FOR ONE CAR
LANDSCAPED FRONT AND REAR GARDENS
GARAGE IN A SEPARATE BLOCK

Porch
3.00m (9'10") x 0.90m (2'11")

Inner Hallway
4.10m (13'5") x 0.90m (2'11")

Bedroom
4.40m (14'5") max x 3.00m (9'10") max

Shower Room
2.00m (6'7") x 1.50m (4'11")

Kitchen
2.70m (8'10") x 2.00m (6'7")

Lounge
4.30m (14'1") x 3.00m (9'10")

Viewer's Note:

Services connected:	**Electric Water Drainage**
Council tax band:	**A**
Tenure:	**Leasehold** **99 years from 24th June 1974** **approximately 46 years remaining.**
Ground Rent:	**£0**
Service Charge:	**£0**

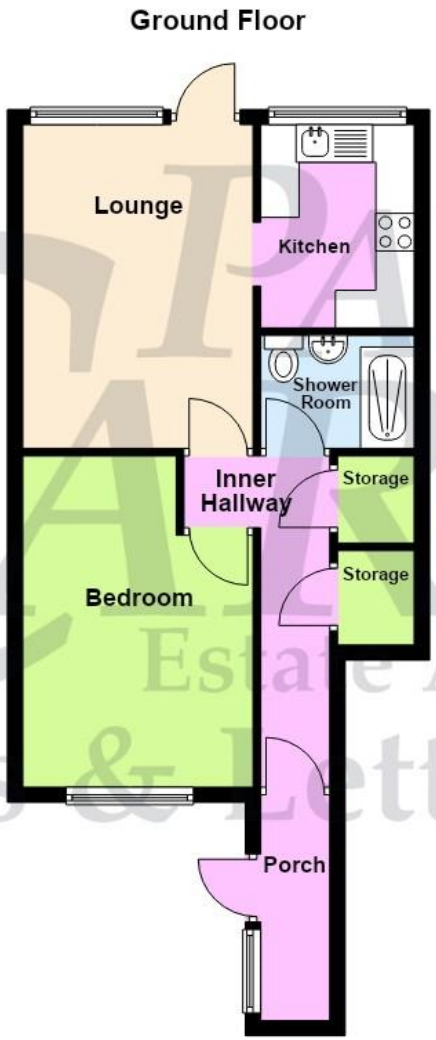
Agent's Note:

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:

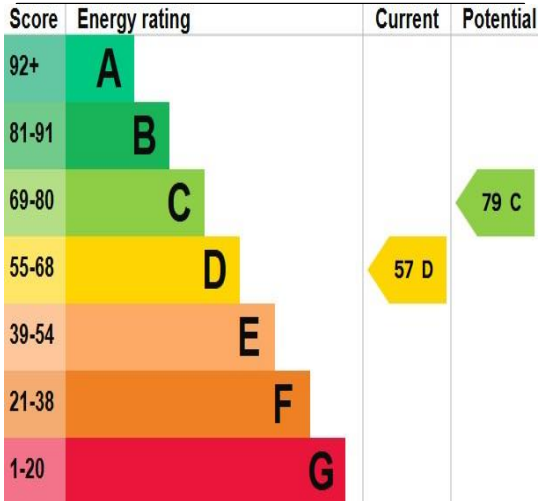
Identity Verification Fee - We are required by law to conduct anti-money laundering checks on all those buying a property as part of our due diligence. As agents acting on behalf of the seller, we are required to verify the identity of all purchasers once an offer has been accepted, subject to contract. 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.

Floor Plan

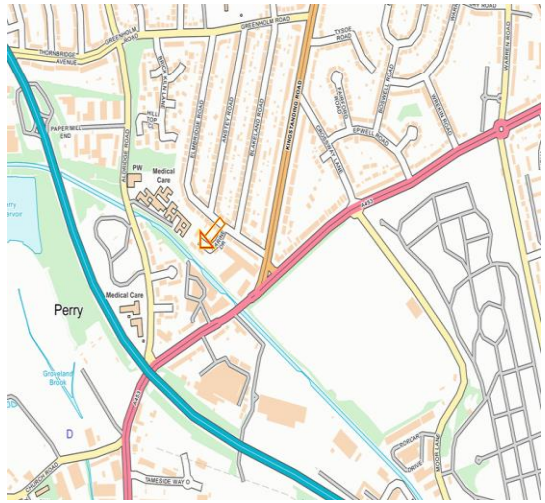
This floor plan is not drawn to scale and is for illustration purposes only



Energy Efficiency Rating



Map Location



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