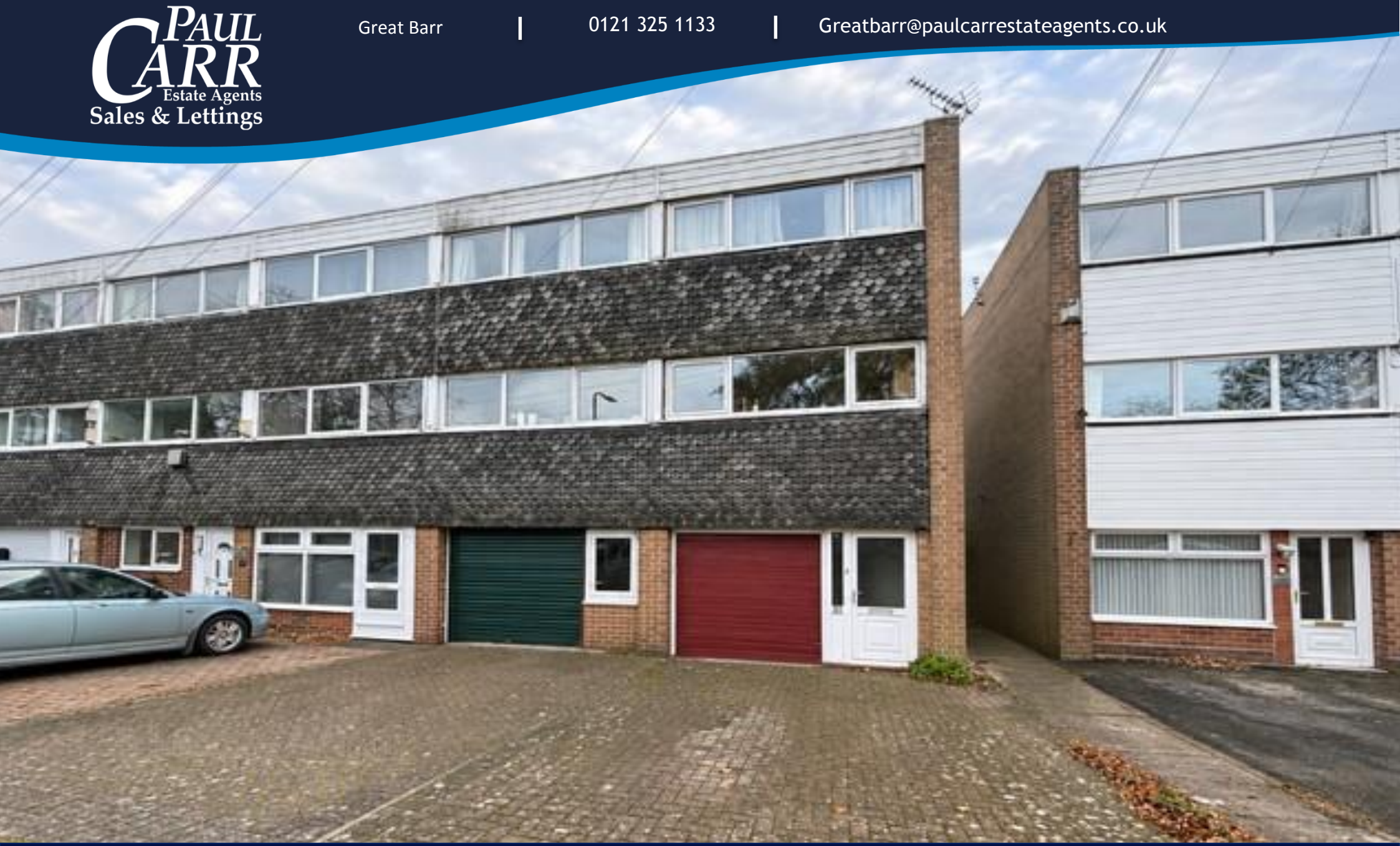
Paul Carr Estate Agents Sales & Lettings

Great Barr | 0121 325 1133 | Greatbarr@paulcarrestateagents.co.uk



Meadowside Close, Great Barr
Birmingham, B43 6BP

Guide Price £180,000

Great Barr

Guide Price £180,000

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A SPACIOUS THREE-BEDROOM TOWNHOUSE – NO UPWARD CHAIN

We are pleased to offer this superb opportunity to purchase a spacious three-bedroom townhouse on Meadowside Close, Great Barr, offered for sale with NO UPWARD CHAIN. Situated in a highly convenient location within Great Barr, the property is ideally positioned close to Scott Arms Shopping Centre, providing a range of local amenities, as well as excellent transport links including the M6 motorway.

The property is approached via a private block-paved driveway providing off-road parking and access to the garage. Upon entering, the ground floor offers a welcoming hallway, downstairs W.C, useful airing cupboard for storage housing the boiler and a versatile third bedroom, currently utilised as a study/home office. This room benefits from sliding patio doors opening directly onto the rear garden. The garage also provides useful additional storage space and internal access. Moving to the first floor, an impressive open-plan lounge and dining area provides generous reception space, with a large rear-facing window allowing plenty of natural light and enjoying views over the garden. The kitchen is positioned to the front of the property and features a large window, together with a range of wall and base units and space for appliances. The second floor comprises a spacious landing leading to two well-proportioned double bedrooms, both benefiting from fitted wardrobes and enjoying front and rear aspects. A family bathroom completes the accommodation, fitted with a bath and shower over, wash hand basin and WC.

Externally, the rear garden features a manageable lawn and patio area, with a mature tree line to the rear providing a good degree of privacy.

The property would benefit from a programme of modernisation and refurbishment, which has been reflected in the attractive asking price. This presents an excellent opportunity for both owner-occupiers looking to create a home to their own taste and investors seeking a property with potential.

Early viewing is highly recommended to appreciate the space, layout and potential on offer.





















Property Specification

SPACIOUS END TOWNHOUSE
THREE STOREY
THREE BEDROOMS
OPEN LOUNGE & DINER
INTEGRAL GARAGE AND DOWNSTAIRS W.C

Garage
15' 9" x 12' 2" (4.8m x 3.7m)

Guest W.C
3' 11" x 5' 7" (1.2m x 1.7m)

Bedroom Three
9' 2" x 11' 10" (2.8m x 3.6m)

Open Plan Lounge & Diner
32' 10" x 12' 2" (10m x 3.7m)

Kitchen
9' 10" x 11' 10" (3m x 3.6m)

Bedroom One
10' 6" x 11' 10" (3.2m x 3.6m)

Bedroom Two
9' 10" x 11' 10" (3m x 3.6m)

Family Bathroom
7' 7" x 6' 7" (2.3m 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:

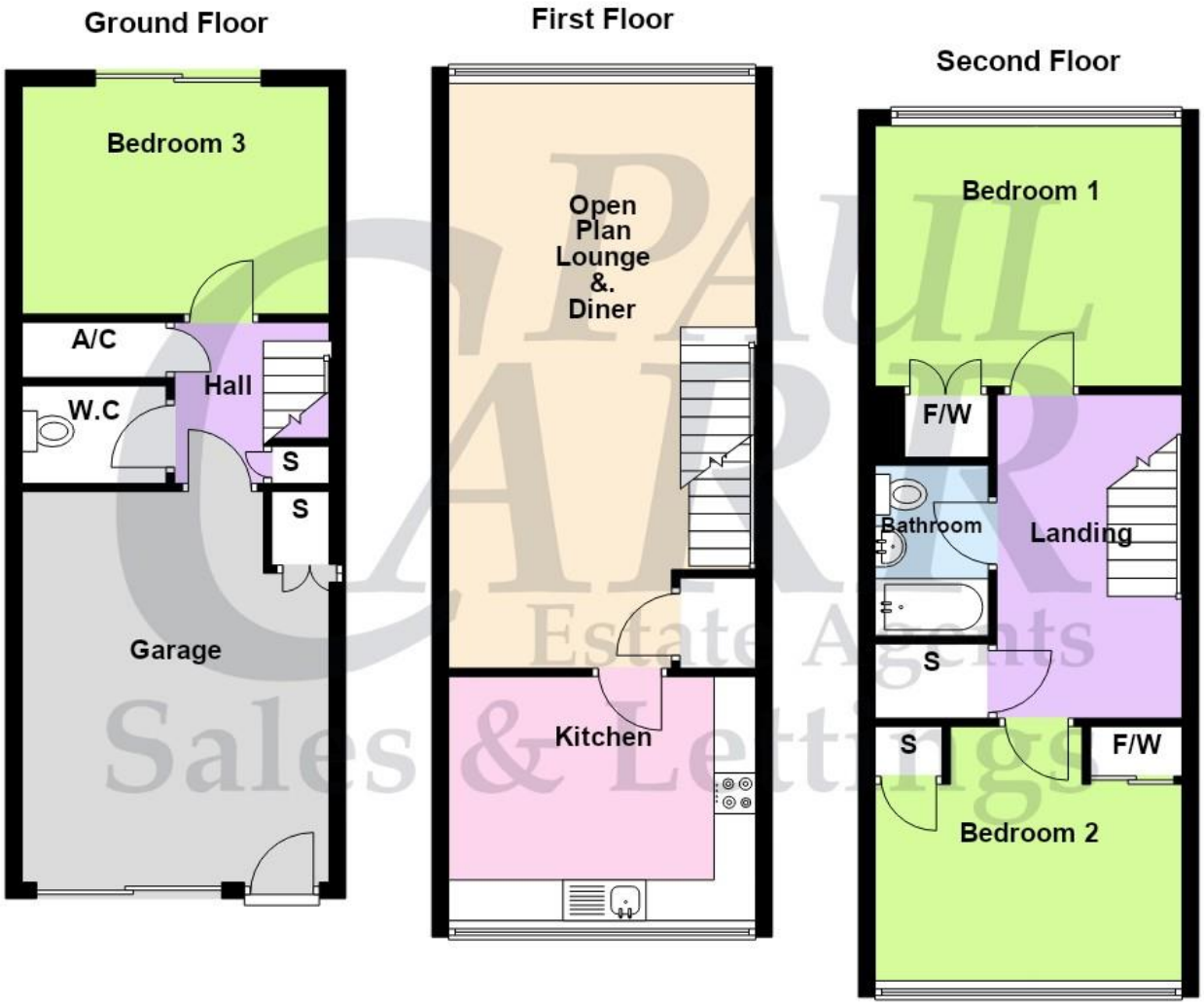
Identity Verification Fee - We are required by law to conduct anti-money laundering checks on all those buying a property as part of our due diligence. As agents acting on behalf of the seller, we are required to verify the identity of all purchasers once an offer has been accepted, subject to contract. The initial checks are carried out on our behalf by Lifetime Legal . A non-refundable administration fee of £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:

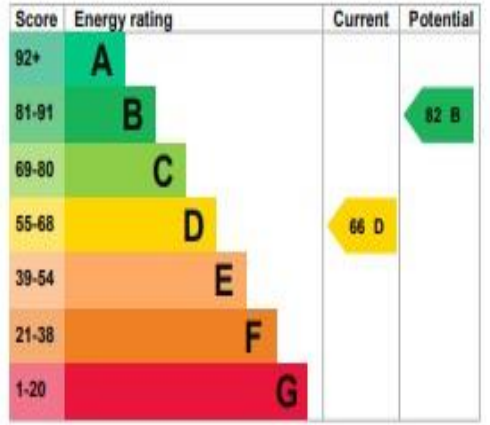
Services connected: mains electricity,gas,water and drainage
Council tax band: C
Tenure: Freehold
Viewing information – Viewings are strictly by appointment only. Please note photography or video recording is not permitted during a viewing unless agreed in advance.

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