

Sandringham Road, Great Barr B42 1PH

Offers In The Region Of £174,950

midland residential









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Midland Residential is delighted to bring to the market this three-bedroom semi-detached house, situated in a popular residential area of Great Barr with easy access to local schools, shops, bus and train routes. The property offers excellent renovation potential. Comprising of: a decent front garden, ideal for creating off-road parking, open canopy porch, entrance hallway, two reception rooms, kitchen with store room, and an extended lean-to to the side, with a downstairs WC and glass-covered roof. To the first floor: three bedrooms and a bathroom. The property is in need of complete renovation, though presents an ideal opportunity for cash purchasers, investors or those looking for a project of modernisation. The property further benefits from a generous rear garden with rear vehicular access and a mature front garden. Priced to encourage a quick sale, with viewings strictly by appointment only.

- Three bedrooms
- Two receptions
- Extended at the Side
- Large Rear Garden
- In Need of Modernisation
- Part Double Glazed
- Popular Location
- No Chain
- EPC Rating: D
- Council Tax Band: B

Description

Approach
Having a mature lawn to the fore, with a side door providing access to an enclosed lean-to, and having an open canopy porch with a flat roof with supporting brick piers.

Entrance Hallway
Having a wooden front door with fixed obscure glass to the sides, ceiling light point, doors leading thereof

Front Reception
Having a UPVC five-sided double-glazed bay window to the fore, tiled fire surround, Ceiling light points

Rear Reception
Having a timber framed single glazed windows and door leading to the rear ceiling light point

Kitchen
Having a single base unit with laminated work surface over stainless steel sink inset with tap over, single glazed window to the rear, door leading to under stairs storage, with electric fuse board and electric meter, single glazed obscure glass window to side elevation, ceiling light point, wooden door leading through to side elevation

Lean Too
Being accessed from the kitchen, providing front and rear access having a separate enclosed storeroom and seperate WC, a single-glazed window to the rear, partial glazed roof,

WC
Having a wc, single glazed window to the side elevation, ceiling light point

Stairs & Landing
Having a wooden handrail with a timber-framed window to the side elevation, carpet to the landing area with loft hatch access point, ceiling light point, doors leading thereof

Bedroom 1
Having a five-sided UPVC double glazed bay window to the fore, built-in closet space, ceiling light point

Bedroom 2
Having a single glazed two-sided bay window to the rear, built-in closet space, ceiling light point

Bedroom 3
Having a fitted carpet, UPVC double glazed window to the fore, ceiling light point

Bathroom
Having a bath with hot and cold taps, wash hand basin with hot and cold tap over, built-in cupboard storage with water tank, single glazed wooden framed window with obscure glass to the rear, ceiling light points

Rear Garden
Having a generous-sized rear garden, with a selection of mature trees and shrubs, with rear gated access providing vehicular access through a gated entrance.

Material Information
Ask Agent



















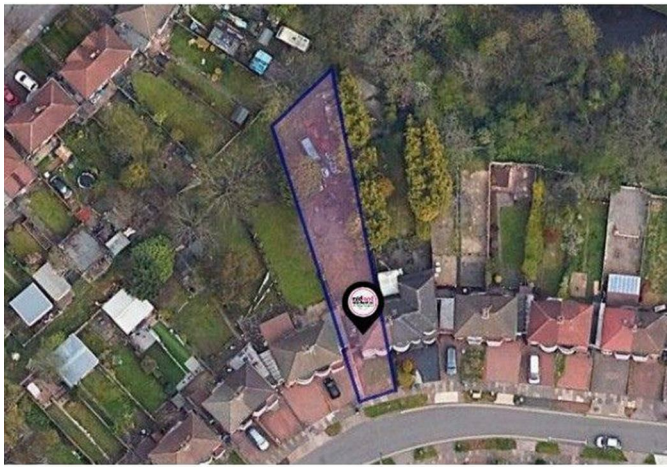














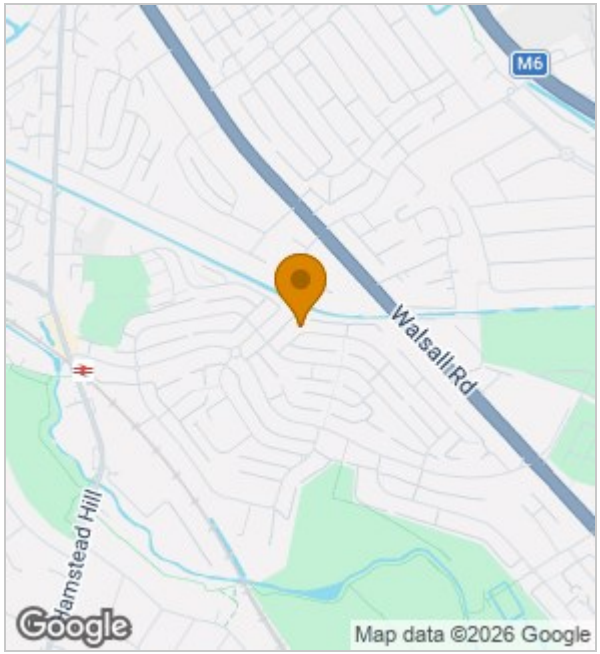


Floor Plans



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).

Area Map



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. A non refudable deposit may be required at the point of a sale being agreed, and a buyer's fee may also apply.

Disclaimer Notice

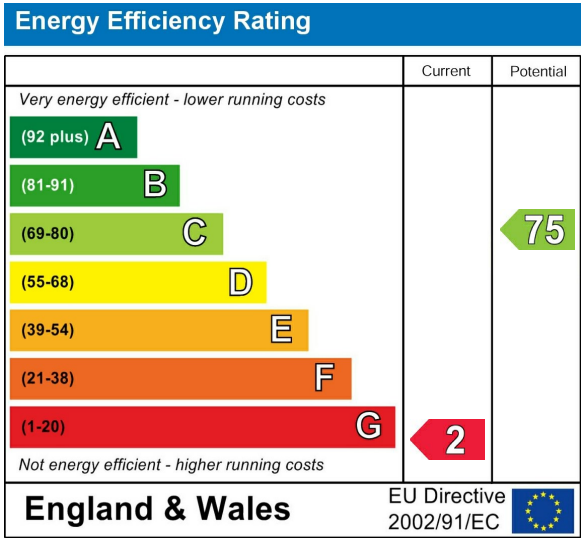
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Tenure. We have been advised by the vendor that the property is **Freehold**. The Agent has not had sight of the title documents; therefore, prospective purchasers are advised to obtain verification from their solicitors.

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 £55.00 per person** is payable when an offer is accepted in principle. We appreciate your cooperation in helping to prevent delays in agreeing the sale.

Energy Performance Graph



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