

Readers Walk Great Barr B43 6PF

Offers Over £174,950

midland residential









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Midland Residential is pleased to market this modern two-bedroom mid terraced house located in a popular residential location of Great Barr. Benefitting from and having an open plan reception room, leading onto a fitted kitchen, whilst also having under-stair storage. On the first floor: two bedrooms and a modern bathroom. The property is ideal for local shops, transport routes into Birmingham City Centre and Walsall, with easy access to West Bromwich and Sutton Coldfield from Scott Arms. The property further benefits from gas central heating and double-glazed windows (where specified), along with one freehold allocated parking space. Early viewings are essential; the property will be sold with no upward chain.

- Mid Terraced Property
- Two Bedrooms
- Reception Room
- Fitted Kitchen
- Modern Bathroom
- Gas Central Heating
- Double Glazed Windows (where specified)
- Freehold Allocated Parking Space
- EPC Rating C
- Council Tax Band C

Description

Approach
Having a paved pathway with a pebbled front garden with a selection of shrubs

Porch
Being of a timber framed construction, with a front timber front door

Reception Room
5.17m (furthest point) x 3.31m (16'11" (furthest point) x 10'10")
Having laminate flooring, central heating radiator, UPVC double glazed window to the fore, central heating radiator, with stairs to the first floor and doors leading thereof.

Store
0.82 x 1.33 (2'8" x 4'4")
Having a sloped ceiling and wall light point.

Kitchen
2.20 x 3.28 (7'2" x 10'9")
Having laminate flooring, a selection of floor and wall units, work surface with sink and gas hob inset with oven below and extractor over, central heating radiator, UPVC double glazed window and door to the rear, electric fuse board and ceiling light point

Stairs & Landing
Having a fitted carpet, wooden spindles and handrail, recessed ceiling spotlights, and doors leading thereof. Fully boarded loft, with hatch, extendable ladders and lights.

Bedroom 1
2.43 x 3.33 (7'11" x 10'11")
Having a fitted carpet, central heating radiator, UPVC double glazed windows to the fore.

Bedroom 2
2.19 x 3.33 (7'2" x 10'11")
Having a fitted carpet, central heating radiator, UPVC double glazed window to the rear, ceiling light point door to store

Bathroom
1.44 x 2.41 (4'8" x 7'10")
Having waterproof click vinyl flooring, decorative wall tiles, central heating towel rail, low level W/C with inset cistern, wash hand basin with tap over with built in vanity unit below, built in cupboard, fitted wall mirrors with shelf lighting over, enclosed shower cubicle with glass door , tiled walls galaxy aqua 1000 electric shower, ceiling extractor fan, plastic panel ceiling covering with recessed spot lighting.

Rear Store
Having external storage with a lockable door, with gas provision and boiler

Communal Gardens
Positioned at the rear, being a shared open space with communal pathways

Material Information
Ask Agent













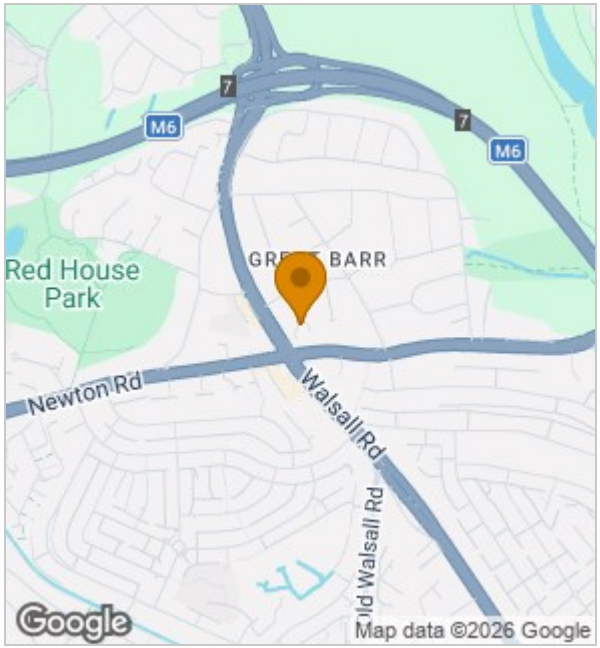


Floor Plans



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



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Energy Performance Graph

