

**PROPERTY FOR SALE**

**Offers in region of £185,000**



**Chelmorton Road, Great Barr, B42 2QT**

- THREE BEDROOMS
- SPACIOUS LOUNGE
- FITTED MODERN KITCHEN
- FIRST FLOOR FAMILY BATHROOM WITH W.C.
- UPVC DOUBLE GLAZED
- GAS CENTRAL HEATING
- FRONT AND REAR GARDENS
- LOCATED IN A SOUGHT AFTER AREA

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**Midlandwide**  
ESTATE AGENTS

**Office:**  
43 Lower High Street,  
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### PROPERTY DESCRIPTION

Midlandwide are delighted to present to the market this three bedroom end-terraced residence providing excellent opportunity for first time buyers to personalise your home to your exact taste and for investors to benefit from a significant value appreciation. The property is conveniently positioned in the popular location of Great Barr and within close proximity to Beeches Infant school, Arena Academy and Birmingham Metropolitan College James Watt Campus, direct public transport links to Birmingham City Centre. The property briefly comprises three bedrooms, spacious lounge, First floor family bathroom with W.C., modern fully fitted kitchen, has the access to on-street parking and front and rear gardens. The property also benefits from UPVC double glazing and gas central heating.

Viewing highly recommended.

The property is directly approached from public pavement leading to a paved pathway behind a metallic gate with front garden. The entrance is through a white UPVC composite door with privacy glass inset leading to a spacious hallway.



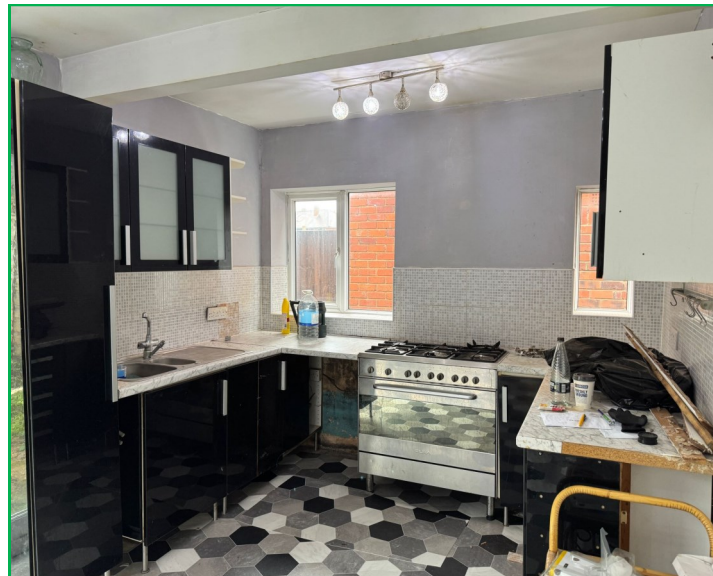
**LOUNGE: 4.44m x 3.02m**

UPVC double glazed bay windows to the front elevation, wall mounted gas central heating radiator, ceiling 3-way round spotlights, featured wall with stainless steel inset fireplace, power points and light switch



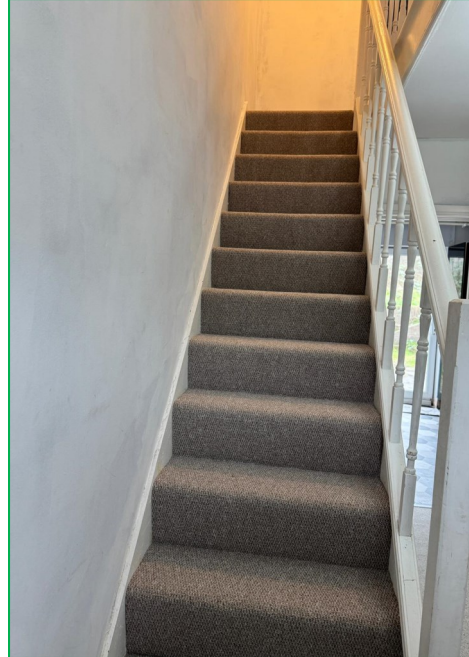
**KITCHEN: 3.16m x 4.80m**

Having a Range of Wall mounted and base units with roll top edge work surfaces over, free standing electric oven with 6x gas hobs, chrome bar spotlights, UPVC double glazed windows to the side elevation, wall mounted gas central heating radiator, UPVC sliding patio door leading to the garden.



**STAIRS:**

Stairs leading to the first floor with speckled grey carpet and white wooden hand rail. The landing on the first floor provides access to the three bedrooms and family bathroom.

**BEDROOM-1: 3.84m x 2.67m**

UPVC double glazed windows to the front elevation, wall mounted gas central heating radiator, ceiling chrome bar spotlights, ample power points.

**BEDROOM-2: 3.24m x 2.91m**

UPVC double glazed windows to the rear elevation, wall mounted gas central heating radiator, ceiling chrome bar spotlights, ample power points.



**BEDROOM-3: 2.76m x 2.09m**

UPVC double glazed windows to the front elevation, wall mounted gas central heating radiator, ceiling pendant style light point, VAILLANT combi boiler, ample power points.

**BATHROOM WITH W.C:**

UPVC double glazed frosted windows to the rear elevation, White bathroom suite consisting of a panelled bathtub, wall mounted pedestal hand wash basin, close coupled toilet with W.C, TRITON electric shower, wall mounted gas central heating radiator.



**GARDEN:**

Paved patio area and being mainly laid to lawn for the remaining section accessed by concrete steps, boundary wooden fence panels



**Tenure:** We have been informed by the vendor that the property is freehold. (Please note, the details of the tenure should be confirmed by any prospective purchasers solicitor)

**Council tax band:** Band B

**Fixture and fittings:** Fitted carpets and fitted kitchen included within the sale

**Viewing:** Highly recommended through Midlandwide Estate agents, please call 0121 525 8689 or email [info@midlandwide.co.uk](mailto:info@midlandwide.co.uk)

**Location :** Chelmorton Road, Great Barr, B42 2QT

**Agent's Notes:** The agent has not tested any apparatus, equipment, fixtures or fittings or services and so cannot verify they are in good working order. The buyer is advised to obtain verification from their solicitors.

**Property Misdescription Act 1991:** The agent has not checked the documentation to verify legal status of the property. A buyer must not assume the information is correct, until his/her own solicitor has verified it. The measurements supplied are for the general guidance only, and as such: the condition of the structure is not implied upon the photograph of the property. The sales particulars may change in the course of time, any interested party is advised to make a final inspection of the property prior to exchange of contracts.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		70 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

### FLOOR PLANS



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Every care has been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation; alternatively, we will be pleased to check the information for you. We have not tested any apparatus, equipment, fixture, fittings or service and so cannot verify they are in working order, fit for their purpose, or within ownership of the sellers. All dimensions are approximate. Items shown in photographs are NOT included unless specifically mentioned in writing within the sales particulars. They may however be available by separate negotiation.