



Morland Road, Great Barr
Birmingham, B43 7JH

Offers Over £180,000

Great Barr

Offers Over £180,000



Paul Carr Estate Agents presents this mid terraced property Situated on Morland Road On the ever-popular Pheasey Estate, Great Barr, offering an excellent opportunity for buyers looking to modernise and add value.

Ideally located within a well-connected area, the property benefits from easy access to transport links, well-regarded local schools, and a range of nearby amenities.

The accommodation briefly comprises a porch leading into an entrance hallway, a front lounge, and a kitchen diner to the rear, opening into a conservatory that overlooks the garden. To the first floor are two well-proportioned double bedrooms, a third single bedroom, and a modern grey shower suite featuring grey tiling, a heated towel rail, hand wash basin, and a lower-level W.C, with glass shower panels completing the finish.

Externally, the property benefits from a well-sized rear garden, offering ample outdoor space and further potential for improvement.

Requiring modernisation throughout, this home presents an opportunity for investors, developers, or owner-occupiers seeking to refurbish to their own specification putting their own stamp on a home in a highly sought-after location. Early viewing is recommended to appreciate the scope and potential on offer.

This Property is Being sold by Paul Carr Secure Sale.

Secure Sale is a faster and more secure way to sell or purchase a property, where the seller and the buyer commit to the transaction and an agreed fixed timescale.

A legal pack (including searches) will be created upfront and made available to any interested parties and passed to the conveyancers once a sale has been agreed. Please contact Paul Carr Estate Agents to view these documents.

When an offer is accepted, the buyer will be required to pay a non-refundable Reservation Fee of **£6,875** including VAT (in addition to the final negotiated selling price), sign a Reservation Form and agree the Terms and Conditions prior to solicitors being instructed. If you require a copy of these documents, or for further information, please contact the Paul Carr Team.





Property Specification

This Property is Being sold by Paul Carr Secure Sale.
PRIVATE DRIVEWAY
KITCHEN/DINER
POPULAR LOCATION
CHAIN FREE PURCHASE
REAR CONSERVATORY

Porch 1.89m (6'2") max x 0.69m (2'3")

Hall 3.54m (11'7") x 1.58m (5'2")

Lounge 3.84m (12'7") max x 3.02m (9'11")

Kitchen/Dining Room 4.70m (15'5") x 3.15m (10'4")

Conservatory 2.67m (8'9") x 2.60m (8'7")

Shower Room 2.05m (6'9") x 1.67m (5'6")

Bedroom 1 3.85m (12'8") x 2.92m (9'7")

Bedroom 2 3.62m (11'10") x 3.15m (10'4")

Bedroom 3 2.58m (8'5") max x 2.37m (7'9")

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:

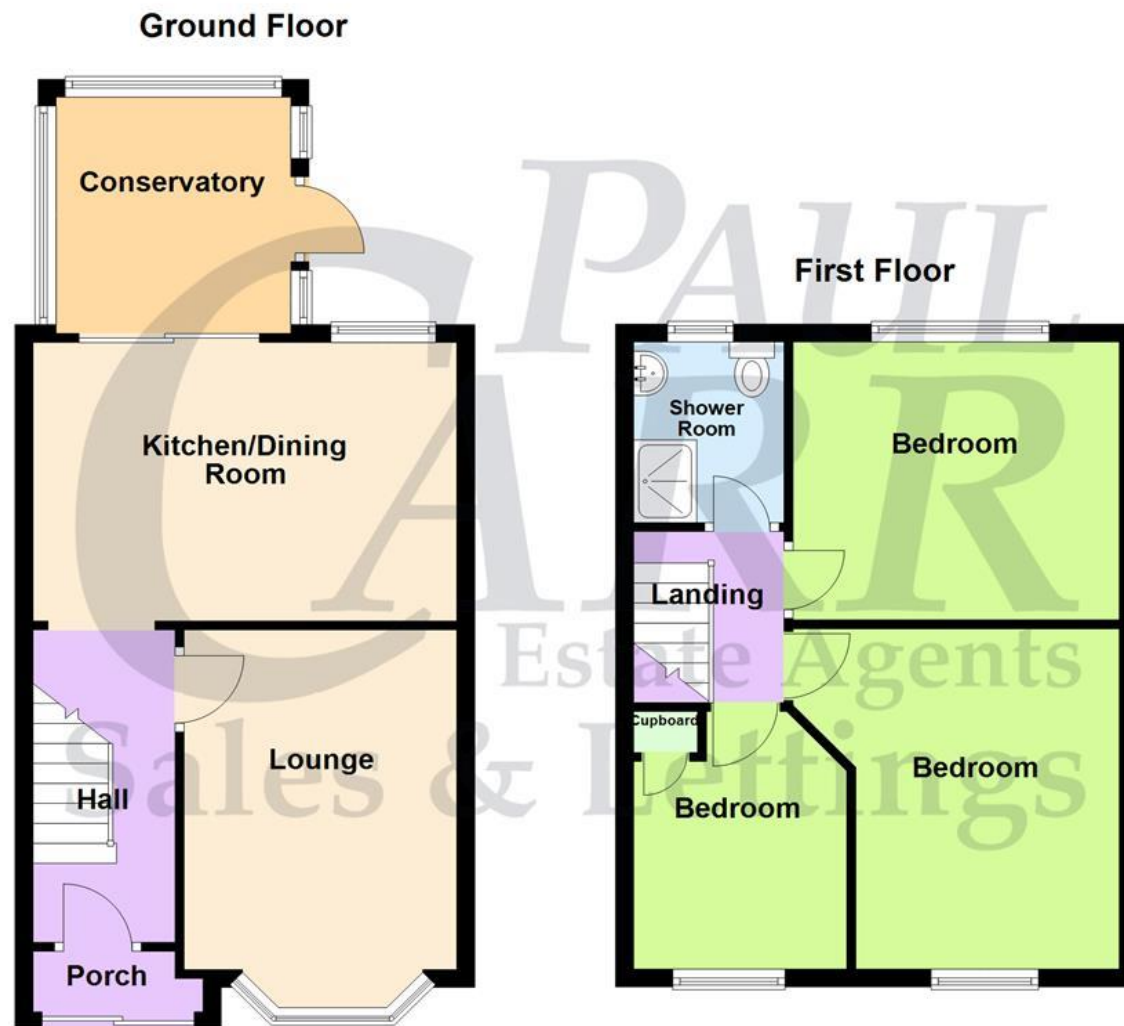
Identity Verification Fee - We are required by law to conduct anti-money laundering checks on all those buying a property as part of our due diligence. As agents acting on behalf of the seller, we are required to verify the identity of all purchasers once an offer has been accepted, subject to contract. The initial checks are carried out on our behalf by Lifetime Legal. A non-refundable administration fee of £40 + VAT (£48 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: B
Tenure: Freehold

Floor Plan

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



Energy Efficiency Rating

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | 69 C | 78 C |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

Map Location

