



Sundridge Road, Great Barr
Birmingham, B44 9PA

Offers Over £185,000

Great Barr

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Sundridge Road is a delightful two-bedroom semi-detached home situated in Great Barr, conveniently located within walking distance of well-regarded schools and a range of local amenities.

The property is approached via a block-paved driveway providing off-road parking for two vehicles.

Upon entry, you are welcomed into a bright and inviting living room featuring a bay window to the front and a central fireplace with surround and hearth, creating a cosy focal point.

Open access leads through to the kitchen, which is fitted with a range of white wall and base units complemented by traditional wooden worktops.

To the rear of the property is a generous conservatory, offering an excellent dining or additional living space with views over the garden.

To the first floor are two comfortable double bedrooms and a modern family shower room.

Externally, the property benefits from a south-facing rear garden, featuring a slabbed patio area and a lawn, ideal for enjoying the sunshine and outdoor entertaining.

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. We look forward to receiving the AML as soon as possible and if you require any further information, please do not hesitate to contact us.





Property Specification

BEING SOLD BY PAUL CARR SECURE SALE (BUY IT NOW
Option Available) - Reservation Fee Applies
TWO BEDROOMS
END TERRACE HOME
LARGE CONSERVATORY
MODERN SHOWER ROOM

Living Room
11' 10" x 16' 1" (3.6m x 4.9m)

Kitchen/Breakfast Room
6' 7" x 16' 1" (2m x 4.9m)

Conservatory
13' 9" x 12' 6" (4.2m x 3.8m)

Bedroom One
9' 10" x 16' 1" (3m x 4.9m)

Bedroom Two
9' 2" x 8' 10" (2.8m x 2.7m)

Shower Room
5' 3" x 6' 11" (1.6m x 2.1m)

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:

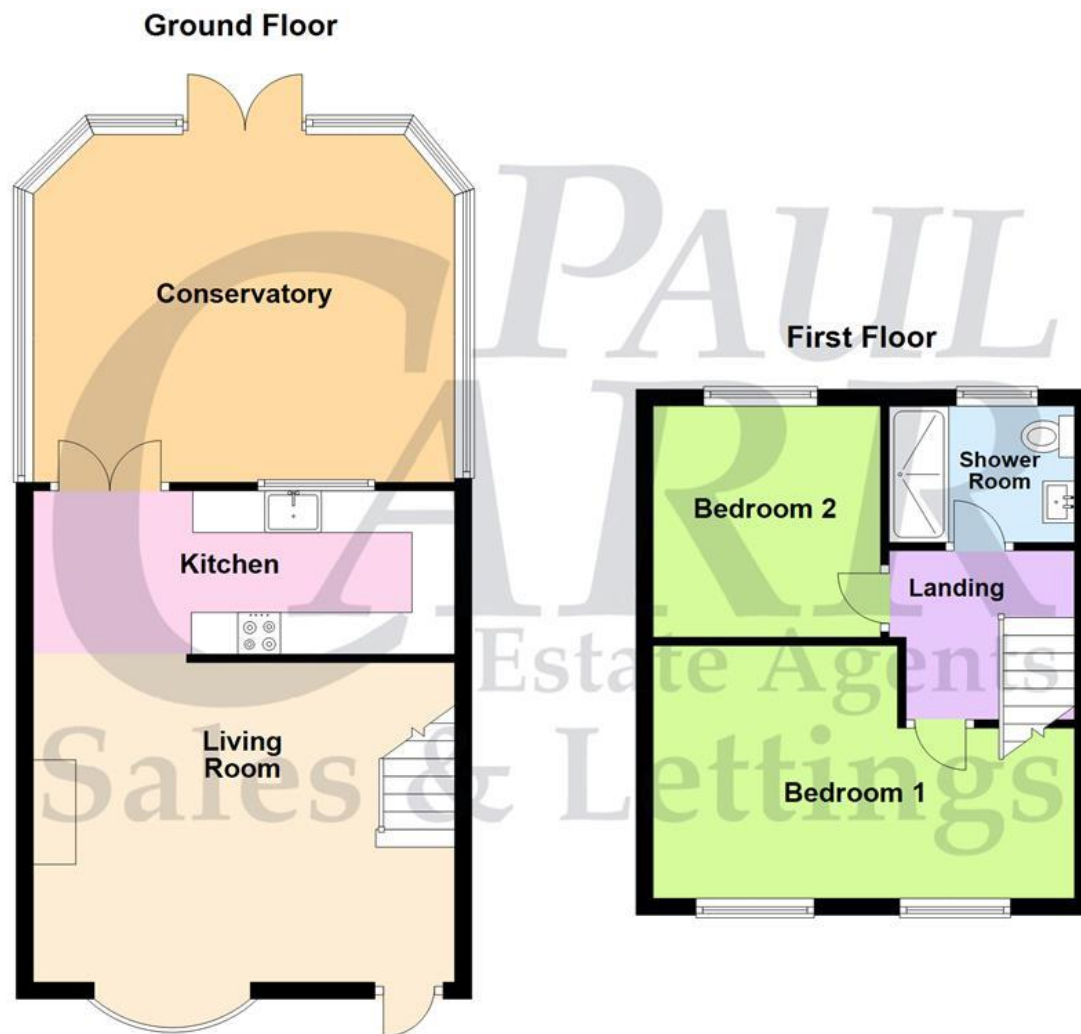
Identity Verification Fee - We are required by law to conduct anti-money laundering checks on all those buying a property as part of our due diligence. As agents acting on behalf of the seller, we are required to verify the identity of all purchasers once an offer has been accepted, subject to contract. 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: A
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		88 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Map Location

