



Amblecote Avenue, Great Barr
Birmingham, B44 9AL

Offers Over £200,000

Great Barr

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Offered with no onward chain, this three-bedroom semi-detached property is located in this popular area which is ideal for First Time Buyers and Investors looking for scope to improve.

The property is approached via a front garden and porch and the reception hall leads to the large through lounge with plenty of space for a dining area as well. The kitchen at the rear includes a pantry area and also leads through to the side passage which is an ideal storage space and this does include a small under stairs cupboard.

Upstairs, there are two double bedrooms, the second of which contains the boiler, and a single bedroom to the front. The bathroom features a white suite with bath and shower over, wash basin and WC.

Outside, the property benefits from a very well-presented garden and at the bottom of this there is a paved area leading to the garage and there is also a rear right of way. This property benefits from gas central heating, is double glazed and must be viewed.





Property Specification

NO UPWARD CHAIN
THREE BEDROOMS
SEMI DETACHED
POPULAR LOCATION
IDEAL FOR FIRST TIME BUYERS AND INVESTORS

Reception Hall
4.84m (15'11") x 1.80m (5'11")

Through Lounge
7.40m (24'3") into bay x 3.19m (10'6")

Kitchen
2.41m (7'11") x 1.80m (5'11")

Bedroom 1
3.62m (11'10") x 3.19m (10'5")

Bedroom 2
3.65m (12') x 3.19m (10'5")

Bedroom 3
2.54m (8'4") x 1.80m (5'11")

Bathroom
2.44m (8') x 1.80m (5'11")

Viewer's Note:

Services connected: Gas Electric Water Drainage

Council tax band: C

Tenure: Freehold

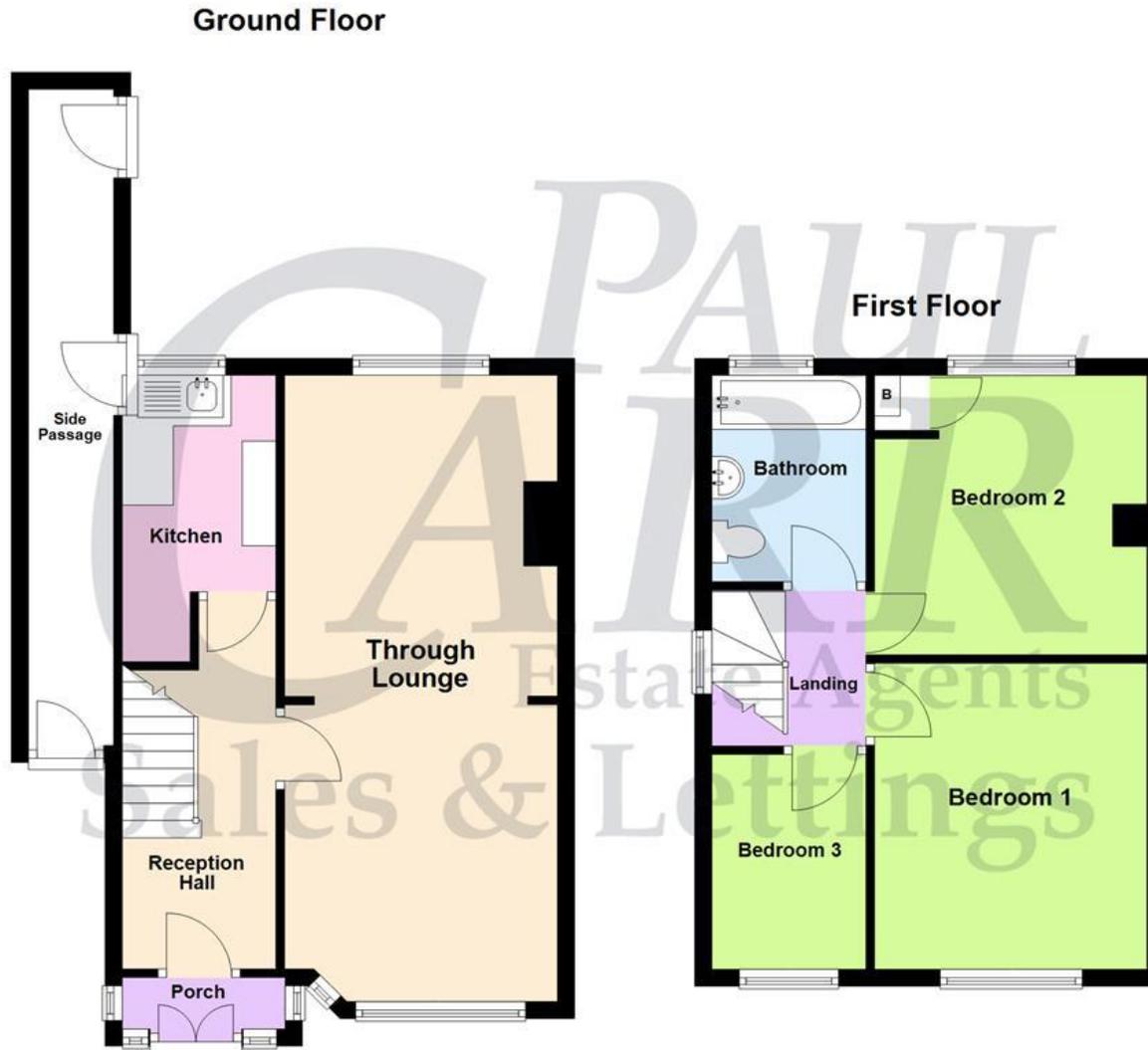
Agent's Note:

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.

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		78 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

Map Location

