



Gorstie Croft Great Barr B43 5LZ

Offers In The Region Of £134,950

midland
residential



2  1  1  C 

Midland Residential are delighted to present this two-bedroom bungalow, offering independent living for the over 60s. Situated within a private development set back from the main road, and being just a short walk to local shops with transport links nearby. The property briefly comprises of and having: an enclosed porch entrance hallway with added storage provisions, a lounge-diner with patio doors leading to a patio area, a fitted kitchen, two bedrooms, and a shower room. The property further benefits from gas central heating, double glazing (where specified), and access to a communal car park.

Sold with no chain, this property is ideal to move into. The property is leasehold with approximately 64 years remaining on the lease. Annual service charges are £2,136, with a peppercorn ground rent.

- Bunaglow
- Two Bedrooms
- Reception / Diner Room
- Fitted Kitchen
- Shower Room
- Gas Central Heating
- Double Glazed (w/s)
- Private Car Parking
- EPC Rating C
- Council Tax Band B

Description

Approach

Being accessed from a private communal carpark, with pathway access, having a blocked paved path with a mature lawn, raised borders with decorative stone, and access to a enclosed front porch, with external gas and electric meter points in enclosed boxes.

Porch

Having a UPVC double-glazed panelled front door, electric consumer unit, ceiling light point, access leading to entrance hallway.

Entrance Hallway

Being accessed from a glazed wooden front door, laminate flooring, central heating radiator, enclosed store room with double doors, ceiling light point, loft hatch access point, mains operated smoke detector, doors leading thereof:

Reception Room

5.08m (furthest point) x 3.10m (widest point) (16'7" (furthest point) x 10'2" (widest point)) Having a fitted carpet and laminate flooring in the dining section, two central heating radiators, fire surround with decorative marble and electric heater, UPVC double-glazed patio door leading to a rear enclosed patio area, two ceiling light points.

Bedroom 1

3.8 x 2.6 (12'5" x 8'6") Having a fitted carpet with part laminate flooring, central heating radiator, UPVC double-glazed window to the rear, ceiling light point.

Bedroom 2

2.6 x 2.6 (8'6" x 8'6") Having laminate flooring, central heating radiator, UPVC double-glazed window to the fore, ceiling light point.

Store Room

1.3 x 0.8 (4'3" x 2'7")

Kitchen

3.52 x 2.18 (11'6" x 7'1") Having vinyl flooring, a selection of matching wall and base units and door fronts, laminated worksurface with stainless steel sink inset with mixer tap over and splashback wall tiles above, smart Tek Hotpoint washing machine (not tested by Agent) Flavel Milano E60 electric freestanding cooker (not tested by Agent), UPVC double-glazed window to the fore, Worcester Gas central heating Boiler, ceiling light point.

Bathroom

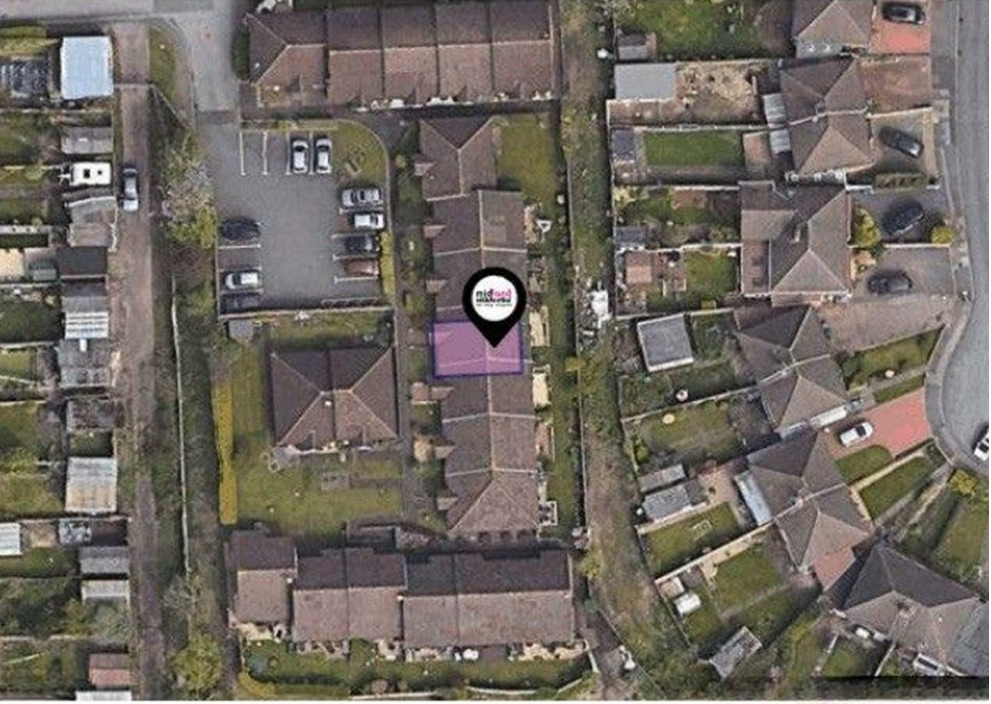
2.13 x 1.7 (6'11" x 5'6") Having a tiled floor, close-coupled WC, wash hand basin with vanity unit below and tap over, floor-to-ceiling wall tiles, polished chrome centrally heated towel rail, rectangular shower enclosure and tray with an electric shower and attachments, ceiling cladding, ceiling-mounted mechanical extractor fan, ceiling light point.

Garden

Having communal access to the rear, with a private patio area.



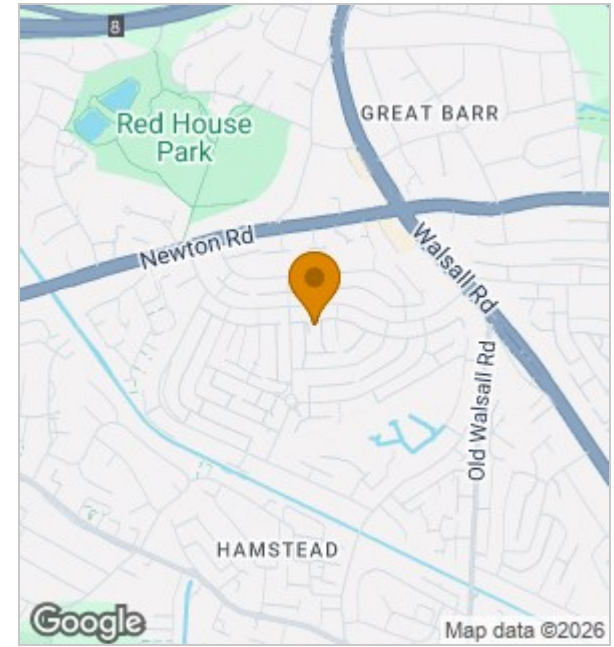




Floor Plans



Area Map



Property Particulars. These particulars, whilst believed to be accurate, are set out as a general guide and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. This property is being handled by **Midland Residential**. We would be delighted to discuss the purchase with you and assist with any queries you may have regarding the property, arranging a mortgage, or providing a sales valuation on your existing home. These Particulars of Sale were prepared and photographed by **Midland Residential**. Unless stated otherwise or agreed through separate negotiation, items contained within the property will not remain upon completion of the sale. All measurements are approximate and must not be relied upon.

Disclaimer Notice

The Digital Markets, Competition and Consumers Act 2024 (DMCCA). The Agent has not tested any apparatus, equipment, fixtures, fittings, or services, and therefore does not verify whether they are in working order, fit for purpose, or within the ownership of the sellers. The buyer must assume any information provided is incorrect unless verified by their own solicitor or surveyor. The Agent has not checked the legal documentation to verify the legal status of the property or the validity of any guarantees. All measurements in these particulars are approximate, and photographs are provided for general guidance only. Items shown in photographs are not included unless specifically mentioned in writing within these particulars. Separate negotiation may be available for such items. No assumption should be made regarding the property or locality that is not specifically shown or confirmed. **Misrepresentation Act 1967.** These particulars are not to be regarded as an offer or contract. Statements about the property are made without responsibility on the part of **Midland Residential** or the seller, and should not be relied upon as representations of fact. Purchasers must satisfy themselves by inspection or otherwise as to the accuracy of the particulars. Neither the client, the Agent, nor any employee has authority to make or give any representation or warranty regarding the property. **Tenure.** We have been advised by the vendor that the property is **Leasehold**. The Agent has not had sight of the title documents; therefore, prospective purchasers are advised to obtain verification from their solicitors. **Anti Money Laundering Regulations.** In accordance with Anti-Money Laundering (AML) regulations, intending purchasers will be required to produce identification documentation at the offer stage. Failure to comply with this request will result in the offer being refused. A **non-refundable fee of £55.00 per person** is payable when an offer is accepted in principle. We appreciate your cooperation in helping to prevent delays in agreeing the sale.

923 Walsall Road, Birmingham, West Midlands, B42 1TN
Tel: 01213477000 Email: info@midlandresidential.co.uk <https://www.midlandresidential.co.uk>

Energy Performance Graph

