

# FOR SALE

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## Sundial Lane

### Great Barr, Birmingham, B43 6PD

Midland Residential are pleased to present this three bed semi-detached house situated in a desirable neighbourhood which is close to local amenities, schools, and parks, making it an ideal choice for families. This property is in need of some modernisation and offers a unique opportunity, it briefly comprises of an entrance hallway, two reception rooms, and an extended kitchen with access to the rear garden providing a well-maintained outdoor space. The first floor consists of three bedrooms and a family bathroom. The property further benefits from off road parking, gas central heating and double-glazed windows (where specified). With its combination of location and potential, this semi-detached house is an opportunity not to be missed. Viewings by appointment only.

**Offers Over £249,500**

# 18 Sundial Lane

Great Barr, Birmingham, B43 6PD



- Semi-Detached House
- Three Bedrooms
- Two Reception Rooms
- Extended Kitchen
- Family Bathroom
- Off Road Parking
- Double Glazed (ws)
- Gas Central Heating (ws)
- EPC Rating F
- Council Tax Band C

## Approach

Having off road parking, slabbed surface and side gated access to the rear.

## Porch

Having UPVC French doors with double glazed windows, ceiling light point, UPVC double glazed door with panel leading through to the entrance hallway.

## Hallway

Having a fitted carpet, central heating radiator, UPVC double glazed window with obscure glass, door leading to under stair pantry and door leading thereof

## Front Reception Room

13'5" (furthest point) x 11'6" (widest point) (4.09 furthest point) x 3.53 (widest point))

Having a fitted carpet, gas fire (not tested by agent), central heating radiator, two-sided UPVC double glazed window, ceiling light point.

## Rear Reception Room

10'5" x 11'6" (3.18 x 3.52)  
Having a fitted carpet, gas fire (not tested by agent), fitted wall shelving, central heating radiator, UPVC double glazed patio sliding door providing access to the rear patio, ceiling light point.

## Extended Kitchen

14'1" x 6'4" (widest point) (4.3 x 1.95 (widest point))

Having vinyl flooring, a selection of wall and base units with door fronts, laminated work surface, stainless steel sink with hot and cold tap over, Parkinson Cowan gas cooker and

oven, UPVC double glazed windows to the rear and side elevation and UPVC double glazed part panel door providing access to the garden, Baxi central heating boiler, ceiling light point.

## Pantry

8'2" (furthest point) x 2'7" (2.5 (furthest point) x 0.8)  
Having access to electric meter, fuse board and gas meter point, timber frame single glazed window to the side elevation, ceiling light point.

## Stairs and Landing

Having a fitted carpet, banister and handrail leading to the landing, UPVC double glazed window with obscure glass, loft hatch access point, ceiling light point, doors leading thereof

## Bathroom

6'9" (furthest point) x 5'4" (2.08 (furthest point) x 1.63)  
Having a fitted carpet, bath with hot and cold taps over, electric shower with slash back wall tiles, wash hand basin with hot and cold taps over and pedal stall below with splash back wall tiles, close coupled WC, central heating radiator, UPVC double glazed window to the rear with obscure glass, built in cupboard, housing cold water storage tank, ceiling light point.

## Bedroom 1

13'5" (furthest point) x 11'0" (widest point) (4.09 (furthest point) x 3.36 (widest point))

Having a fitted carpet, central heating radiator, built-in wardrobe,

two-sided UPVC double glazed window to the fore, ceiling light point.

## Bedroom 2

10'5" x 11'6" (widest point) (3.19 x 3.51 (widest point))

Having a fitted carpet, central heating radiator, built-in wardrobe, UPVC double glazed window to the rear, ceiling light point.

## Bedroom 3

7'3" x 6'0" (2.21 x 1.85)

Having a fitting carpet, central heating radiator, UPVC double glazed window to the fore, ceiling light point.

## Garden

Having a slabbed patio with a mature lawn with a selection of plants and shrubs, timber frame shed at the rear, with gated access to the fore.

## Material Information

Council Tax Band: C with Sandwell council, Tenure: Freehold, Property type: Semi-Detached, Property Construction: Standard form, Electricity supply: Mains electricity, Other electricity sources: No, Solar Panels: No, Water supply: Mains water supplied by South Staffordshire Water and sewerage supplied by Severn Trent Water (the vendor has reported that a water meter is located outside the property). Heating: Central Heating, Broadband, Highest available download speed, Standard 19mpbs, Superfast 107mpbs and Ultrafast 10000mpbs. Highest available

upload speed, Standard 1mpbs, Superfast 20mpbs and Ultrafast 10000mpbs. Mobile coverage: O2 – Good outdoor and in-home, Vodafone - Good outdoor and in-home, Three - Good outdoor and variable in-home, EE - Good outdoor and variable in-home. Parking: Off Street Parking. Building safety issues: No, Restrictions - Listed Building: No, Restrictions - Conservation Area: No, Restrictions - Tree Preservation Orders: None, Public right of way: No, Private right of way: No, Long-term area flood risk: There is a very low flood risk for this property. Coastal erosion risk: No, Planning permission issues: No, Accessibility and adaptations: No, Coal mining area: Located on the coalfield, Energy Performance rating: F

You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		<b>68</b>
(39-54) <b>E</b>		
(21-38) <b>F</b>	<b>38</b>	
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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