FOR SALE

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midland residential

Calshot Road

Great Barr, Birmingham, B42 2BU

Midland Residential are pleased to present this 3-bed semi-detached house located in the popular Calshot Road of Great Barr. Located with easy access to local shops, schools and public transport links. Having been newly painted, with new soffits, fascia boards and gutters, this will make an ideal home for first-time buyers or investors. Briefly comprising of: an entrance hallway with understairs storage, a through lounge with patio doors leading to the garden, and a kitchen with a door leading through to the side. On the first floor: 3 bedrooms and family bathroom. At the rear, a well-proportioned raised garden. The property also benefits from off-road parking, double-glazed windows (where specified), and gas central heating. Sold with no chain and vacant possession. EPC Rating E, Birmingham Tax Band B. Viewings by appointment only

Offers In The Region Of £199,950

126* Calshot Road

Great Barr, Birmingham, B42 2BU

3 1 1 E

- No Chain
- Through Lounge
- Off Road Parking
- Birmingham Tax Band B
- New Gutters
- Double Glazed
- Ideal for First Time Buyers
- New Soffits & Fascias
- Gas Central Heating
- EPC Rating E

Approach

Having off-road parking to the fore with steps leading to the front entrance, having side gated access leading through to the rear with a selection of mature plants and shrubs

Entrance Hallway

Having a UPVC double glazed front door, laminate flooring, central heating radiator, under stairs opening for storage, ceiling light point, doors leading thereof

Through Lounge

23'3" (into bay) x 9'6" (7.1 (into bay) x 2.9)
Having laminate flooring, two central heating radiators, UPVC three sided double glazed bay window to the fore, UPVC double glazed two sided bay with door leading to the rear, ceiling light point

Kitchen

9'5" x 5'1" (2.89 x 1.56)
Having laminate flooring, a selection of wall and base units with laminated work surface and stainless steel sink inset, splashback wall, UPVC double glazed window leading to the rear, UPVC double glazed part panel door leading to the side elevation, electric meter and fuse board in a box unit, ceiling light point

Stairs & Landing

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

Bedroom 1

12'5" (into bay) x 9'5" (3.79 (into bay) x 2.88)
Having a fitted carpet, central heating radiator, UPVC double glazed three sided bay window to the fore, ceiling light point

Bedroom 2

11'9" (into bay) by 9'6" (3.6 (into bay) by 2.9)
Having laminate flooring, central heating radiator, UPVC double glazed two sided bay window to the rear, ceiling light point

Bedroom 3

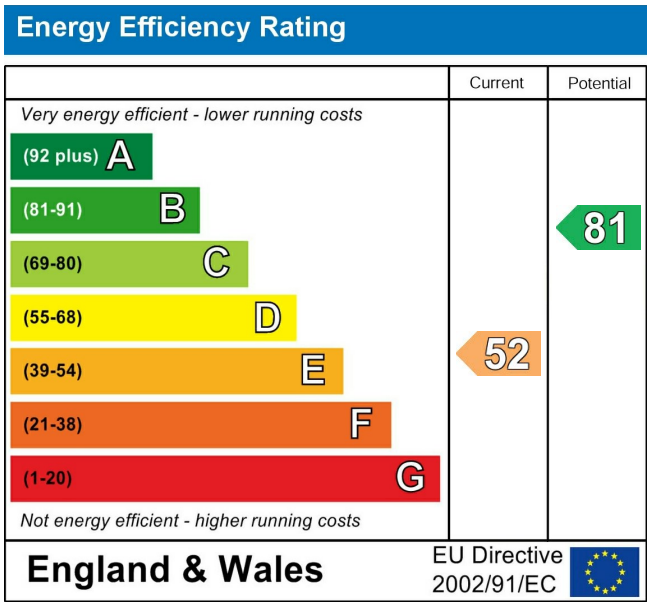
6'7" x 5'5" (2.02 x 1.66)
Having laminate flooring, central heating radiator, UPVC double glazed window to the fore, ceiling light point

Bathroom

6'5" x 5'4" (1.97 x 1.64)
Having vinyl tiled flooring, bath with filler taps above and Triton Hawaii two electric shower over (not tested by Agent), close coupled WC, wash hand basin and pedestal with tap over, central heating radiator, splashback wall tiles, UPVC double glazed window with obscure glass to the rear, ceiling light point, built-in cupboard storage housing a Glow-worm compact central heating boiler

Garden

Having a slabbed patio with a timber-framed shed, with steps leading to a mature lawn area with a selection of plants and shrubs with timber fencing at the boundary, with side gated access leading through to the fore, with under-stair coal shed storage access.



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.

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