

CHRIS FOSTER & Daughter

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53 Wilderness Lane, Great Barr, B43 7RT **Asking Price £325,000**

Chris Foster & Daughter are pleased to offer for sale this lovely three bedroom semi-detached house in a much sought road within Great Barr. The accommodation comprises in brief: porch, entrance hall, generous lounge, conservatory, fitted kitchen, ground floor shower room, three bedrooms and a first floor w.c. Further benefits include double glazing and central heating (both where specified), front and generous rear garden and a driveway. Immediate viewing of this lovely family home is highly recommended in order to avoid potential disappointment.

Council Tax Band - B
Local Authority - Sandwell
EPC Rating - To Follow



6-8 Beacon Buildings, Leighswood Road, Aldridge, WS9 8AA

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Chris Foster & Daughter Limited – Registered in England and Wales
Company Number: 11253248



53 Wilderness Lane, Great Barr



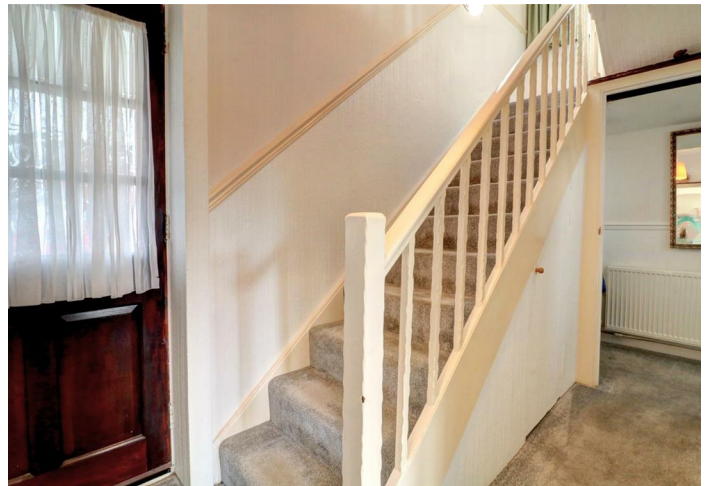
Lounge



Kitchen



Conservatory



Hallway



Shower Room



Bedroom One

53 Wilderness Lane, Great Barr



Bedroom Two



Bedroom Three



W.C



Rear Garden



Rear Garden

53 Wilderness Lane, Great Barr

Great Barr

Great Barr is a most sought after area easily accessible to Birmingham, Sutton Coldfield, Lichfield and Walsall main centres and is well served with excellent primary and comprehensive schools including Q3 Academy Great Barr, St Margaret's C of E Primary, Holy Name Catholic Primary School and Grove Vale Primary School (catchments should be checked)

The M6 motorway is easily accessible leading to the M5, M42, M54 and the M6 Toll road all with easy access to the National Exhibition Centre, Birmingham Airport and International Railway Station.

Frontage

Having an artificial turf garden to the fore flanked by block-paved driveway leading to:-

Porch

Being uPVC double glazed with door to:-

Hallway

With stairs rising to the first floor, central heating radiator, door to lobby and doors off to:-

Lounge

5.18m x 3.33m (17'0" x 10'11")

With central heating radiator, uPVC double glazed window to the front and uPVC double glazed french door with uPVC double glazed side windows to the rear.

Kitchen

3.25m x 3.18m (10'8" x 10'5")

Having a range of eye and base level units with work surface over incorporating one and a half bowl single drainer sink unit, plumbing for appliance, central heating radiator,, tiled splashback, uPVC double glazed window to the rear and part uPVC double glazed door to:-

Conservatory

2.39m x 1.78m (7'10" x 5'10")

Being uPVC double glazed with uPVC double glazed french doors to the rear and door to side.

Lobby

With central heating radiator,, frosted uPVC double glazed window to the front and door to:-

Shower Room

With suite comprising shower cubicle with built-in shower, low flush w.c, wash hand basin, heated towel rail and frosted uPVC double glazed window to the side.

First Floor Landing

With frosted uPVC double glazed window to the side, feature circular window to the front and doors off to:-

Bedroom Two

3.25m x 3.02m (10'8" x 9'11")

With central heating radiator, and uPVC double glazed window to the rear.

Bedroom Three

3.33m x 1.83m (10'11" x 6'0")

With central heating radiator, and uPVC double glazed window to the front.

53 Wilderness Lane, Great Barr

Lobby

With built-in cupboard and doors off to:-

Bedroom One

3.23m x 3.10m min exc wardrobes (10'7" x 10'2" min exc wardrobes)

Having fitted wardrobes, central heating radiator and uPVC double glazed window to the rear.

W.C

With low flush w.c, pedestal wash hand basin and frosted uPVC double glazed window to the rear.

Rear Garden

Having a paved patio with very generous lawned garden beyond with shrub borders.

GENERAL INFORMATION Sales Freehold

We understand the property is Freehold with vacant possession upon completion.

SERVICES All main services are connected together with telephone point subject to the usual regulations. A plentiful supply of power points are installed throughout the property.

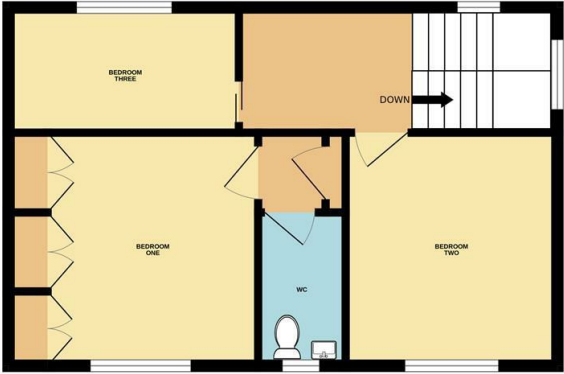
FIXTURES AND FITTINGS All items specified in these sales particulars pass with the property. The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. Buyers are advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. Buyers are advised to obtain verification from their Solicitor. Misrepresentation Act 1967 These particulars, whilst believed to be correct, are provided for guidance only and do not constitute any part of an offer or contract. Intending purchasers or tenants should not rely on them as statements or representations of fact, but should satisfy themselves by inspection or otherwise as to their accuracy. All photographs are intended to show a representation of the property and any items featured should be assumed not to be included unless stated within these sales particulars.

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GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		