

home4 **sale.co.uk**
rent.co.uk

38 Charnwood Road, Birmingham, West Midlands. B42 1JR

Offers in excess of £190,000 Freehold

SOLD STC



PROPERTY DESCRIPTION

UNEXPECTEDLY BACK ON THE MARKETSPACIOUS EXTENDED FAMILY HOME***POPULAR GREAT BARR LOCATION***IN NEED OF SOME MODERNISATION***THREE BEDROOMS***TWO AMPLE RECEPTION ROOMS***EXTENDED KITCHEN***DOWNSTAIRS SHOWER ROOM***FAMILY BATHROOM***AMPLE REAR GARDEN***GARAGE TO THE REAR***DRIVEWAY TO FORE***NO UPWARD CHAIN*** A fabulous opportunity to purchase this spacious, extended semi detached family home, situated in a much sought after location of Great Barr; within easy reach of popular primary and secondary schooling, amenities and motorway networks. In need of some modernisation, but offering huge potential to make this a stunning comfortable home, offering NO UPWARD CHAIN. Accommodation in brief comprises, enclosed entrance porch, entrance hallway, two good size reception rooms, extended kitchen, downstairs wet room and w.c., three bedrooms and family bathroom. Outside is an ample, private rear garden with garage to the rear and driveway to the fore.

FEATURES

- EXTENDED SPACIOUS FAMILY HOME
- IN NEED OF MODERNISATION OFFERING HUGE POTENTIAL
- THREE BEDROOMS
- TWO RECEPTION ROOMS
- EXTENDED KITCHEN
- DOWNSTAIRS WET ROOM
- FAMILY BATHROOM
- PRIVATE REAR GARDEN
- GARAGE TO THE REAR AND DRIVEWAY TO THE FORE
- NO UPWARD CHAIN



ROOM DESCRIPTIONS

Approach

Approached via a driveway with door giving access to an enclosed porch and door giving access to the accommodation.

Entrance Hallway

Having stairs rising to the first floor and doors giving access to all downstairs accommodation.

Reception Room One

9' 10" x 12' 5" (3.00m x 3.78m)

Reception Room Two

9' 10" x 12' 5" (3.00m x 3.78m)

Kitchen/Breakfast Room

7' 6" x 14' 5" (2.29m x 4.39m)

Wet Room

Incorporating an electric shower, wash hand basin and w.c.

Landing

Having doors giving access to all upstairs rooms.

Bedroom One

9' 10" x 14' 9" (3.00m x 4.50m)

Bedroom Two

8' 10" x 12' 5" (2.69m x 3.78m)

Bedroom Three

6' 8" x 9' 5" (2.03m x 2.87m)

Bathroom

Incorporating a shower cubicle, wash hand basin and w.c.

Rear Garden

Having a raised patio area with additional lawned and paved areas, established shrubs and plants and access to garage at the rear.

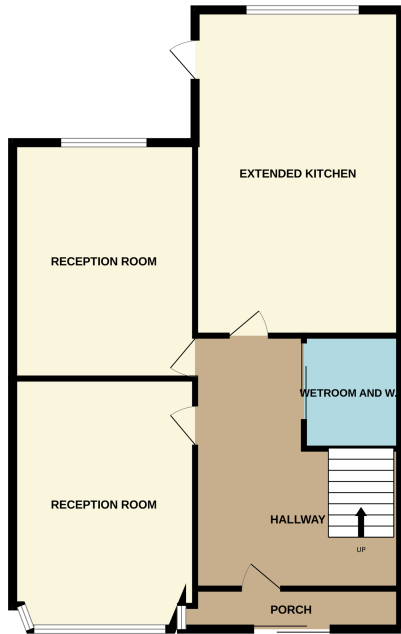




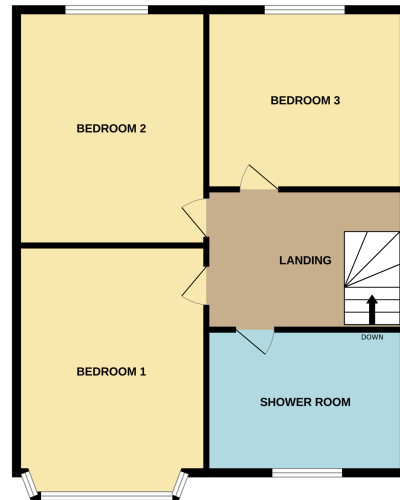


FLOORPLAN & EPC

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.
Made with Metropix ©2023

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		74
(55-68)	D		
(39-54)	E		
(21-38)	F	27	
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	