



61 ANDERSON CRESCENT GREAT BARR B43 7ST

Three Bedroom Detached Residence located in this popular residential area, in need of modernisation/refurbishment, affording an excellent opportunity for the discerning purchaser. Having excellent potential for further extensions (subject to planning permission and building regulations) briefly comprising: Porch, Reception Hall, Lounge, Dining Room, Conservatory, Kitchen, Utility Room, Guest WC, Three Bedrooms, Bathroom, Separate WC, Front Driveway, Rear Gardens and Double Garage. No Upward Chain.

PORCH

Having sliding entrance door and ceiling light point.

RECEPTION HALL

Having entrance door, ceiling light point, radiator, under stairs store cupboard and stairs off to first floor.

LOUNGE

3.51m x 6.91m (11' 6" x 22' 8") Having double glazed window to rear, two ceiling light points, two radiators, brick built fireplace surround and double glazed sliding door to conservatory.

DINING ROOM

2.61m x 3.78m (8' 7" x 12' 5") Having double glazed angular bay window to front, ceiling light point and radiator.

CONSERVATORY

2.16m x 3.52m (7' 1" x 11' 7") Having double glazed windows, wall light point, tiled floor and double glazed door to rear garden.



KITCHEN

2.58m x 4.08m (8' 6" x 13' 5") Having inset stainless steel sink unit, wall, base and drawer cupboards, roll top working surface, fully tiled walls, gas cooker point, appliance space, tiled floor, two strip lights, breakfast bar, double glazed window to front, window to front and door to utility.

UTILITY

Having sink unit with base cupboard below, ceiling light point, radiator, central heating boiler and door and window to rear.

GUEST WC

Having low level WC and ceiling light point.

FIRST FLOOR LANDING

Having double glazed window to side and ceiling light point.

BEDROOM ONE

3.50m x 4.08m (11' 6" x 13' 5") Having double glazed window to rear, ceiling light point, radiator and built in wardrobe.

BEDROOM TWO

2.91m x 4.08m (9' 7" x 13' 5") Having two double glazed windows to front, ceiling light point, radiator and built in wardrobe.

BEDROOM THREE

2.60m x 2.60m (8' 6" x 8' 6") Having double glazed window to front, ceiling light point and radiator.

BATHROOM

Having coloured suite comprising: panelled bath, separate shower cubicle with fitted shower unit, wash hand basin with vanity unit under, fully tiled walls, ceiling light point, radiator and double glazed window to rear.



SEPARATE WC

Having low level WC, ceiling light point, loft hatch and two double glazed windows to side.

OUTSIDE

BLOCK PAVED FRONT DRIVEWAY

providing off road parking for several vehicles, raised flower bed and pathway to front door.

GOOD SIZE REAR GARDEN

with timber fencing surround, paved patio area, lawn and variety of trees and bushes.

DOUBLE GARAGE

4.12m x 5.21m (13' 6" x 17' 1") Having electric roller shutter door, power and lighting.

SERVICES

Company water, gas, electricity and mains drainage are available at the property. Please note, however, that no tests have been applied in respect of any services or appliances.

TENURE

We are informed that the property is FREEHOLD although we have not had sight of the Title Deeds to verify this and confirmation will be forthcoming from the vendor's solicitors during pre-contract enquiries.

FIXTURES & FITTINGS

Items in the nature of fixtures and fittings are excluded unless mentioned herein.

COUNCIL TAX

We understand from www.voa.gov.uk that the property is listed under Council Tax Band C with Sandwell Council.

VIEWING

By application to the Selling Agents on 01922 627686.

LS/DBH/19/08/25

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MONEY LAUNDERING REGULATIONS

Intending purchasers will be asked to produce identification documentation and we would ask for your co-operation in providing this, in order that there will be no delay in agreeing a sale.

NOTICE FOR PEOPLE VIEWING PROPERTIES

Please note that all parties viewing the property do so at their own risk and neither the vendor nor the Agent accept any responsibility or liability as a result of any such viewing.

We endeavour to ensure that our sales details are accurate and reliable, but if there is any point which is of particular importance to you, then please contact the office and we will be happy to check the information. Do so particularly if you are contemplating travelling some distance to view the property.