



127 CORONATION ROAD, GREAT BARR

Although in need of general improvement work, this traditional style semi-detached house offers an excellent opportunity for the discerning purchaser.

The property is conveniently situated for all amenities being close to Birmingham City Centre as well as Walsall Town Centre yet enjoys the benefit of open countryside at the rear and towards Merriions Wood, being on the ideal side of Coronation Road with its open views.

Junction 7 of the M6 Motorway is within approximately 1km distance and there are excellent bus services along Birmingham Road providing access towards both Birmingham and Walsall centres.

The accommodation briefly comprises the following:- (all measurements approximate)

RECEPTION HALL

with hot water radiator, double glazed window to side and store cupboard beneath stairs.

FRONT RECEPTION ROOM

13' 0" into bay x 11' 5" (3.96m x 3.48m) with wooden surround fireplace with marble hearth and inset with coal effect gas fire, sealed unit double glazed window, hot water radiator.

COMBINED KITCHEN/REAR SITTING ROOM comprising:

SITTING ROOM 10' 6" x 11' 0" (3.20m x 3.35m) with hot water radiator and double glazed patio door opening to rear garden.

KITCHEN AREA 7' 0" x 6' (2.13m x 1.83m) with part tiled walls, inset stainless steel sink unit, a full range of fitted base and wall cupboards, plumbing for automatic washing machine and with gas cooker point.

FIRST FLOOR LANDING

BEDROOM NO 1 (Front)

13' 0" into bay x 10' 10" (3.96m x 3.30m) with hot water radiator and double glazed sealed unit double glazed bay window.

BEDROOM NO 2 (Rear)

10' 0" x 10' 6" (3.05m x 3.20m) with hot water radiator, sealed unit double glazed windows and with range of double wardrobes with cupboard storage above and matching dressing table.

BEDROOM NO 3 (Front)

7' 2" x 6' 2" (2.18m x 1.88m) with hot water radiator, sealed unit double glazed window and also housing the central heating boiler.

HALF TILED BATHROOM

having panelled bath with mixer shower attachment, w.c., wash hand basin, sealed unit double glazed window and hot water radiator.

OUTSIDE

LAWNED FOREGARDEN

with borders and pathway to front entrance.

A separate SIDE ACCESS leads to the:

ENCLOSED REAR GARDEN

with crazy paved patio, mature lawn and borders and enjoying views to the rear towards open countryside and Merriions Wood.

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.

AP/DBH/15/04/25

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MONEY LAUNDERING REGULATONS

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.