



17 GORSE FARM ROAD, GREAT BARR

This conveniently situated semi-detached house is located in this popular residential area of Great Barr, being well served by local amenities close by.

Although in need of certain modification/potential improvement, the property affords an excellent opportunity for the discerning purchaser and briefly comprises the following: - (all measurements approximate)

PORCH ENTRANCE

UPVC double glazed door leading to:

RECEPTION HALL

with hot water radiator.

THROUGH LOUNGE/DINING ROOM

26' 0" x 10' 6" (7.92m x 3.20m) having as its focal point a marble hearth and surround with coal effect gas fire, coved ceiling, hot water radiator, UPVC double glazed window to front and UPVC double glazed French doors opening to the rear garden.

KITCHEN

10' 9" x 5' 10" (3.28m x 1.78m) having a range of fitted base units, stainless steel sink unit with mixer tap above, plumbing for automatic washing machine and UPVC double glazed window.

FIRST FLOOR LANDING

BEDROOM NO 1 (Front)

11' 6" x 10' 2" (3.51m x 3.10m) with hot water radiator and UPVC double glazed window.

BEDROOM NO 2 (Rear)

12' 4" x 10' 2" (3.76m x 3.10m) with hot water radiator and UPVC double glazed window.

BEDROOM NO 3 (Front)

6' 0" x 7' 7" (1.83m x 2.31m) with UPVC double glazed window.

TILED SHOWER ROOM

having walk-in shower with Mira Sport shower over, w.c., wash hand basin, UPVC double glazed window and hot water radiator.

OUTSIDE

LAWNED FOREGARDEN

with borders.

A separate SIDE ACCESS leads to the:

ENCLOSED REAR GARDEN

with mature lawn and borders and with vehicular right-of-way at the side providing access to TIMBER GARAGE.

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 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.