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62 Gainford Road, Birmingham, B44 0PA
Offers in excess of £185,000

Goodmove present this fantastic opportunity to acquire this three-bedroom semi-detached property, situated in a popular residential location in Great Barr, Birmingham. Requiring refurbishment and modernisation throughout, the property offers excellent potential for investors, developers or buyers looking to create their ideal family home.

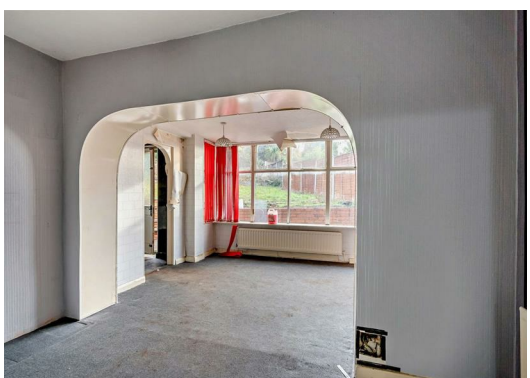
The ground floor comprises an entrance hallway, a spacious lounge, a separate dining room, a kitchen and a shower room. To the first floor are three well-proportioned bedrooms and a landing area. The property also benefits from an integral garage, providing useful additional storage or potential for conversion, subject to the necessary consents.

Ideally positioned for everyday convenience, the property is within easy reach of a range of local shops, supermarkets, schools and recreational facilities. The surrounding area offers excellent transport connections, with regular bus services providing access to Birmingham City Centre, Sutton Coldfield and neighbouring areas. The A34 and M6 motorway are also easily accessible, making this an ideal location for commuters.

Offering generous accommodation and significant scope for improvement, this property presents an exciting opportunity to add value and create a home tailored to individual tastes and requirements.

Early viewing is highly recommended to fully appreciate the potential this property has to offer.





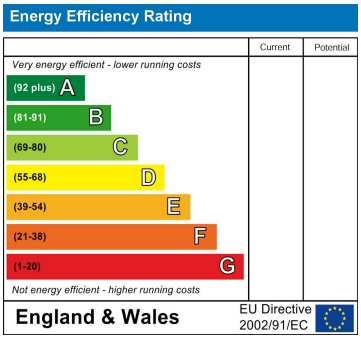


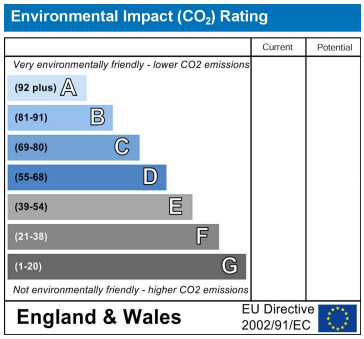
Disclaimer

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER GOODMOVE NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.

Section 21

Under the terms of the Estate Agency Act 1979 (section 21) please note that the Vendor of this property is a staff member of the Goodmove Group.











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