



angelestates
your housing guardians

**DEYKIN AVENUE, WITTON
BIRMINGHAM, B6 7BE**



TRADITIONAL THREE BEDROOM MID-TERRACED PROPERTY WITHIN POPULAR RESIDENTIAL LOCATION. POSITIONED CLOSE TO MANY AMENITIES AND IDEAL AS FIRST INVESTMENT ALTHOUGH IN NEED OF MINOR REFURBISHMENT. CALL TO ARRANGE YOUR VIEWING BEFORE 'MAKING AN OFFER'!

- MID-TERRACED PROPERTY
- GAS CENTRALLY HEATED
- TWO RECEPTION ROOMS
- DOWNSTAIRS BATHROOM
- IN NEED OF REFURBISHMENT
- THREE BEDROOMS
- FULLY DOUBLE GLAZED
- GALLEY-STYLE KITCHEN
- PRIVATE REAR GARDEN
- ENERGY RATING – D (58)

For Sale: Offers in Excess of £130,000

Deykin Avenue, Witton, B6 7BE

Entrance:

Brick built wall to front boundary with paved terrace to right-hand side leads towards steps up to front entrance. Double glazed door with leaded glass and panel above leads into:-

Porch:

Tiled flooring, double glazed to three elevations and doorway leads directly into:-

Reception Room (Front): 12'7" (max, into bay) x 11'1" (max, into recess) 9'9" (min)

Exposed floor boards, single panel radiator, pendant light fitting to ceiling, double glazed bay window to front elevation, wall mounted fuse board adjacent to electricity and separate gas meters. Glass panelled door towards rear leads into:-

Dining Room (Rear): 12'1" x 11'1" (max, into recess) 9'9" (min)

Exposed floor boards, double panelled radiator, pendant light fitting to ceiling, double glazed window to rear elevation, wooden fire surround with tiled mantle, hearth and inset gas fire. On entry, panelled door to side leads into **under stairs cupboard** with carpeted flooring, light fitting and shelving to walls. Glazed panelled door towards rear and single step down, leads into:-

Kitchen: 10'6" x 5'9"

Fully tiled flooring, trio of central spotlights to ceiling, double glazed window to side elevation and wall mounted Worcester Borsch central heating combination boiler. Range of white gloss base, drawer and wall units with wooden butchers block styled work surfaces, one and a half bowl sink, drainer and mixer tap. Spaces provided for a Range cooker, fridge/freezer and washing machine. Doorway to rear leads into:-

Rear Lobby: 2'8" x 2'7"

Concrete flooring, full height built-in cupboards with internal shelving within recess and double-glazed door to side elevation with obscured glass leads into rear gardens. Folding door to rear, leads into:-

Downstairs Bathroom: 7'5" x 5'8"

Fully tiled floor and partly tiled walls, light fitting to ceiling and double-glazed window with obscured glass to side elevation. Bathroom suite comprises of:- Panelled bath with electric shower above, pedestal wash basin and low level flush toilet.

From rear reception room, doorway leads onto carpeted staircase which rises to first floor landing with handrail to wall, pendant light fitting over stairs and access to loft space. Panelled door to side, leads into:-

Bedroom One (Front): 11'1" x 11'0" (max, into recess) 9'9" (min)

Exposed floor boards, pendant light fitting to ceiling, wall mounted 'Baxi Brazilla' balanced flue gas heater and double-glazed window to front elevation. From landing area, panelled door leads into:-

Bedroom Two (Middle): 12'2" x 11'1" (max, into recess) 9'9" (min)

Exposed floor boards, single panel radiator, pendant light fitting to ceiling and double-glazed window to rear elevation. Door within corner of the room provides access to over stairs store cupboard with wall mounted shelving within. Door and steps down towards rear, leads into:-

Bedroom Three (Rear): 10'5" (max, into recess) 9'7" (min) x 6'0" (max) 3'3" (min, within recess)

Exposed floor boards, pendant light fitting to ceiling and double-glazed window to rear elevation.

Outside:

From kitchen, single step down on concreted rear yard which leads towards paved pathway. Floral border to right-hand side of path containing mature plants and shrubs. Small concreted entertaining/patio area to left-hand side of path leads to an area mostly laid as lawn and onwards towards gated access to communal passageway at rear.



THE PROPERTY MISDESCRIPTIONS ACT 1991

We confirm that to the best of our knowledge all statements in these particulars are correct. They have been checked and agreed by the seller. However we would advise that the statements have been based upon verbal information given and understood, but without reference to the appropriate body, ie Local Authority, Planning Department, etc. Accordingly we suggest that any matter of concern should be checked by a professional adviser prior to purchase.

We have not tested any apparatus, equipment, fixtures, fittings or services and cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor prior to purchase.

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Tenure:

We are advised that the property is **Freehold**, confirmation of which should be obtained by reference to the title deeds.

Services:

All mains gas, electricity and water are connected; none of these services have been tested during our inspection.

Local Authority Charge: (Financial Year 2023-2024)

The property has been 'Banded A' (information correct as per Valuation Office Agency website) and falls under the jurisdiction of **Birmingham City Council**. For the financial year (stated above), council tax charges are **£1,270.48 per annum** (subject to status).

Energy Performance Rating: D (58)

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 81 B |
| 69-80 | C | | |
| 55-68 | D | 58 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

Are You Looking for Mortgage Advice??

Ring **0121-448-0717** and speak to our mortgage advisor for 'best advice' and 'whole of market' quotations from leading banks and building societies.

Money Laundering:

We have procedures in place and controls which are designed to prevent money laundering through the purchase of the property. Should we suspect that a supplier, customer, client or employee is committing a money laundering offence as defined by the **Proceeds of Crime Act 2002**, we will in accordance with our legal responsibilities disclose any information and suspicion to the National Crime Intelligence Service.

Internal Pictures:

Dining Room:



Kitchen:



Rear View:

