



angelestates
your housing guardians

**UPLANDS ROAD, HANDSWORTH
BIRMINGHAM, B21 8BT**



THREE BEDROOM MID-TERRACED PROPERTY LOCATED WITHIN POPULAR RESIDENTIAL AREA IS NOW UNEXPECTEDLY AVAILABLE '**FOR SALE**'. IDEAL **INVESTMENT PROPERTY** AS **LONG-TERM RENTED**. CALL TO ARRANGE YOUR VIEWING SOON TO AVOID DISAPPOINTMENT BEFORE **MAKING AN OFFER!!**

- MID-TERRACED PROPERTY
- GAS CENTRALLY HEATED
- TWO RECEPTION ROOMS
- DOWNSTAIRS BATHROOM
- CURRENTLY TENANTED
- THREE BEDROOMS
- FULLY DOUBLE GLAZED
- FITTED KITCHEN
- ENCLOSED REAR GARDEN
- ENERGY RATING – **D (64)**

For Sale: Offers in Excess of £150,000

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Entrance:

Brick-built boundary wall with wooden gate, blue brick paved pathway and raised terrace to left-hand side. Steps lead up to double glazed front door with glazed panel above, leads into:-

Inner Lobby/Hallway:

Lino flooring, smoke alarm and original plaster coving to ceiling, doorway with glass panel above. Further lino flooring, single panel radiator, original decorative archway with pendant and emergency light fittings to ceiling. Door to side leads into:-

Front Reception Room: 13'6" (max, into bay) x 9'4" (max, into recess) 8'1" (min)

Carpeted flooring, single panel radiator, pendant light fitting and smoke alarm to ceiling, double glazed bay window to front elevation, original tiled fire surround and hearth. Two small cupboards housing fuse board, gas and electric meters nearby bay window. From hallway, panelled door to rear leads into:-

Rear Reception Room: 12'9" (max, into recess) 11'6" (min) x 11'8"

Laminate flooring, single panel radiator, pendant light fitting, double glazed window to rear elevation and original tiled fire surround. Panelled door to side leads into under stairs cupboard with carpeted floor and shelving to walls. Further door to rear leads directly into:-

Kitchen: 11'0" (max, into recess) 10'2" (min) x 7'4"

Fully tiled flooring, single panel radiator, light fitting to ceiling, wall mounted 'Ferrolit' central heating combination boiler and double-glazed window to side elevation. Kitchen base and wall units with roll top work surfaces, partly tiled walls as splashback above, single bowl sink, drainer and taps. Space provided for gas cooker and washing machine. Door and single step up, leads into:-

Downstairs Bathroom: 7'3" x 5'7"

Fully tiled flooring, single panel radiator, fully panelled walls, light fitting to ceiling and extractor fan to wall. Double glazed window and door to side elevation both with obscured glass panels. Bathroom suites comprises of:- Panelled bath with thermostatic shower above, low

level flush toilet and pedestal wash basin.

From rear reception room, door onto carpeted staircase with handrail to wall leads to first floor landing, single panel radiator and pendant light fitting to ceiling. From landing, door leads into:-

Front Bedroom: 12'9" (Max, into recess) 11'8" (min) x 12'1"

Carpeted flooring, single panel radiator, double glazed window to front elevation, original cast iron fire surround with grate, smoke alarm and pendant light fitting to ceiling. From rear landing, door to side leads into:-

Middle Bedroom: 11'8" x 9'8" (max) 8'8" (min)

Carpeted flooring, single panel radiator, double glazed window to rear elevation, cast iron fire surround with grate, smoke alarm and pendant light fitting to ceiling. Panelled door provides access to over stairs storage cupboard and access into loft space. From rear landing, door and single step down into:-

Rear Bedroom: 11'0" (max) 10'2" (min) x 7'6"

Carpeted flooring, single panel radiator, double glazed window to rear elevation, smoke alarm and light fitting to ceiling.

Rear Gardens:

From double glazed bathroom door, single step down onto partly concreted rear yard. Blue brick paved path leads to former lawned area. At rear of the enclosed gardens, gated access onto communal passageway which leads towards frontage. Property has two brick-built outhouses, an outside toilet and separate store room. Also benefits from not being overlooked from rear as garden has various mature trees providing natural screening.

Please Note:

The property is currently rented as a family home for a **£550.00 per calendar month** (exclusive of bills) and the occupying tenant has a valid Assured Shorthold Tenancy until 17th August 2023.

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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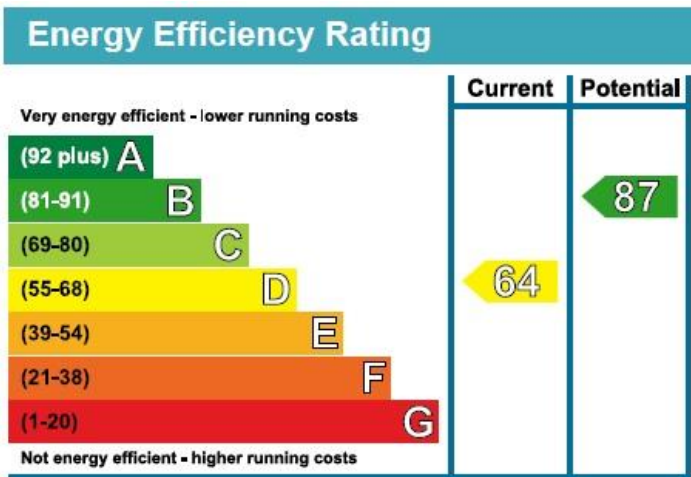
Tenure:

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

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**.

Energy Performance Rating: D (64)



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 Photographs:

Front Reception:



Kitchen:



Rear Garden:



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