



angelestates
your housing guardians

**BACCHUS ROAD, WINSON GREEN
BIRMINGHAM, B18 4QP**



TRADITIONAL **THREE BEDROOM MID-TERRACED PROPERTY HAS BECOME AVAILABLE 'FOR SALE' AS EITHER AN **IDEAL INVESTMENT OR POTENTIAL FIRST-TIME BUYERS HOME**. CURRENTLY TENANTED, THIS CONTAINS GREAT POTENTIAL FOR **ADDING VALUE**. CALL TO ARRANGE A VIEWING!!**

- MID-TERRACED HOUSE
- GAS CENTRALLY HEATED
- TWO RECEPTION ROOMS
- GROUND FLOOR BATHROOM
- CURRENTLY TENANTED
- THREE BEDROOMS
- FULLY DOUBLE GLAZED
- GALLEY-STYLED KITCHEN
- CONVENIENT LOCATION
- ENERGY RATING – **D (62)**

For Sale: **Offers in Excess of £150,000**

Bacchus Road, Winson Green, B18 4QP

Entrance:

From pavement, double glazed door with leaded glazed panel above, leads into:-

Hallway:

Lino flooring, coat rail to wall, pendant light fitting to ceiling, fuse board and electric meter. Door to side leads into:-

Reception Room: 11'9" x 8'4"

Carpeted flooring, pendant light fitting and smoke alarm to ceiling, double glazed window to front elevation, single panel radiator, built-in cupboard housing gas meter. From hallway, door leads into:-

Dining Room: 15'7" x 11'10" (max, under the stairs) 9'0" (min, to side of stairs)

Lino flooring, pendant light fitting and smoke alarm to ceiling, single panel radiator, open access under stairs and double-glazed window to rear elevation. Door to rear, leads into:-

Kitchen: 9'8" x 6'10"

Fully tiled flooring, light fitting to ceiling, Ideal 'Logic' central heating combination boiler and thermostat to wall and double-glazed window to side elevation. Range of kitchen base and wall units, work surfaces with partly tiled walls as splashback and single bowl sink, drainer and mixer taps. Spaces provided for gas cooker and washing machine. Doorway to rear, leads into:-

Rear Lobby: 6'3" x 2'8"

Fully tiled flooring, light fitting to ceiling, space for fridge/freezer and double-glazed door with obscured glass to side elevation leads on to rear yard. Panelled door to side leads into:-

Downstairs Bathroom: 6'10" x 6'5"

Fully tiled flooring, single panel radiator, extractor fan to wall, light fitting to ceiling, partly panelled and tiled walls around wet areas only and double-glazed window with obscured glass to side elevation.

Bathroom (Cont.):

Bathroom suite comprises of:- panelled bath with thermostatic shower, rail and curtain, pedestal wash basin and low level flush toilet.

From dining room, carpeted stairs with slatted balustrade to side leads via door (at top of stairs) onto internal 'L' shaped landing with two pendant light fittings, smoke alarm and access to loft space to ceiling. Door to side leads into:-

Bedroom One (Front): 12'3" x 11'9"

Carpeted flooring, double panel radiator, double glazed window to front elevation, pendant light fitting and smoke alarm to ceiling. From landing, door to side leads into:-

Bedroom Two (Middle): 12'2" (max) 3'9' (min, into recess) x 8'9" (max, into recess) 6'0" (min)

Carpeted flooring, single panel radiator, double glazed window to rear elevation, pendant light fitting and smoke alarm to ceiling. From landing, overhead storage shelving above door to rear with steps down leads into:-

Bedroom Three (Rear): 9'8" x 7'0"

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

Outside:

From rear lobby, double glazed door with obscured glass provides access with two steps down onto enclosed 'L shaped' concrete rear yard. Garden widens to rear of building to provide potential patio and/or entertaining area (currently covered over) with outside wall lights. Rear gated access to perimeter fencing leading onto a shared passageway running behind row of houses, with gated entrance leading onto nearby Nineveh Road.



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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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**.

Services:

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

Tenure:

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

Energy Performance Rating: D (62)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	62 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 Photographs:

Dining Room:



Galley Kitchen:



Downstairs Bathroom:



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