



angelestates
your housing guardians

**WEST DRIVE, HANDSWORTH
BIRMINGHAM, B20 3ST**



UNIQUE OPPORTUNITY TO PURCHASE THIS IMPRESSIVE FIVE BEDROOM DETACHED RESIDENCE IN MUCH-SOUGHT AFTER RESIDENTIAL AREA. OFFERED WITH NO UPWARD CHAIN AND HAS UNTOLD POTENTIAL TO EXTEND AND IMPROVE. THIS MUST SEE PROPERTY WILL BE POPULAR. CALL TO VIEW!!

- DETACHED RESIDENCE
- GAS CENTRALLY HEATED
- POTENTIAL TO IMPROVE
- PLANNING APPROVED
- NO UPWARD CHAIN
- FIVE BEDROOMS
- MOSTLY SINGLE GLAZED
- SUBSTANTIAL PLOT
- SOUGHT AFTER LOCATION
- ENERGY RATING – D (64)

For Sale: Offers in Excess of £475,000

West Drive, Handsworth, B20 3ST

Entrance:

From pavement, brick edged tarmacadam carriage driveway with raised central garden area containing partly laid lawn and variety of bushes, shrubbery and two imposing conifer trees. Additional hedging and pocket planting to right and left-hand boundaries with further shrubs near elevated main entrance. Single glazed French Doors with side windows leads into:-

Porch: (Unmeasured)

Herringbone patterned brick flooring, pendant light fitting to ceiling, wall hanging bracket and low-level cupboard. Single glazed leaded casement window and oak panelled door with inset glazed panel leads into:-

Hallway: 15'6" x 7'8" (max, into recess) 6'8" (min)

Carpeted flooring, partly panelled walls, beamed ceiling with pendant light fitting with two matching wall lights, double panel radiator, central heating thermostat to wall, display/picture rail surrounding room, gas fire with brick fire surround and hearth and wooden mantle above. Oak panelled door with latch to side, leads into:-

Dining Room: 14'8" x 11'11" (max, into recess) 10'0" (min)

Carpeted flooring, fully panelled walls, leaded single glazed casement windows to front elevation, double panel radiator, light fitting to ceiling, serving hatch within wall to side, gas fire with brick fire surround and hearth with wooden shelf above. Sliding door leads into:-

Ground Floor Wet Room: 14'6" x 5'0" (max) 4'3" (min)

Fully tiled floor and part tiled walls, enclosed lighting to ceiling, double glazed window with obscured glass to front elevation, extractor fan, chrome towel rail/radiator and separate electric heater to wall. Electric shower, riser rail and grab rail fittings to wall, pedestal wash basin with mirror above and low-level flush toilet. Door to rear leads into rear lobby area.

From hallway, single step down on right-hand side with open access to under stairs cupboard with carpeted flooring, light fitting to wall and single panel radiator. Door ahead leads into:-

Office Space (Former Garage): 12'6" x 10'0"

Carpeted flooring, double panel radiator, leaded single glazed casement windows to side elevation, various wall mounted shelves, display/picture rail surrounding room, three ceiling mounted spotlights in corners and raised brick hearth within corner (could be converted back into secondary garage). Door towards front, leads into:-

Downstairs Toilet: 10'0" (max) 7'4" (min) x 4'2"

Lino flooring, light fitting to ceiling, single panel radiator, wall mounted electric heater, coat rail with shelf above, low level flush toilet and wall hung wash basin. Single glazed window with obscured glass to side, wall mounted cupboards houses gas and separately electric meter and fuse board. From hallway, oak panelled door with latch to rear leads into:-

Rear Reception Room: 18'3" (max, into bay) 9'3" (min) x 18'8" (max) 11'3" (min)

Carpeted flooring, beamed ceiling with central pendant light fitting, five individual spotlights to ceiling, two double radiators, part panelled walls, leaded single glazed casement bay windows to rear elevation with adjacent matching single leaf door with access onto rear patio, gas fire with brick fire surround and hearth and wooden mantle above. From hallway, oak panelled door to side with latch leads into:-

Breakfast Kitchen: 20'10" (max) 6'3" (min, within recess) x 12'9" (max, into recess) 9'4" (min)

Carpeted flooring, double panelled radiator, pendant light fitting and separate fluorescent lighting, single glazed window with louvres to rear elevation, panelled walls around dining area, built-in display unit with cupboards within recess, brick fire surround with shelf above (blocked off), concealed serving hatch within side wall leads through into reception room. Into kitchen area which comprises of base, drawer, larder and wall units with work surfaces, partly tiled walls as splashback, wall mounted hand dryer, additional wall unit with glazed sliding doors, double stainless-steel sink, drainers and mixer taps. Space provided for gas cooker and single glazed windows to side and rear elevations. Glazed panelled door to rear, leads into:-



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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Rear Lobby: (Unmeasured)

Concrete flooring. Panelled door to side, leads into:-

Additional Downstairs Toilet: 4'4" x 2'8"

Vinyl tiled flooring, pendant light fitting to ceiling, grab rails to wall and high-level flushing toilet. From lobby, doorway and single step down leads into:-

Veranda/Utility Area: 17'8" x 7'9"

Concrete flooring, glazed ceiling panels with one pendant light and one fluorescent light fitting, partly panelled walls, kitchen base unit with work surface above, single bowl sink, drainer and mixer tap with wall mounted shelf over, plumbing for washing machine adjacent to base unit, single glazed windows to side and rear elevation, single glazed panelled door leads onto patio and rear garden. Panelled door and single step, towards front leads into:-

Garage: 19'4" x 10'5" (max, into recess) 8'5" (min)

Concrete flooring, light fitting to ceiling, various shelving to walls, wall cabinet with glass doors, Worcester Bosch central heating boiler to wall, leaded single glazed window to rear elevation and wooden double side-hinged garage doors (**Door width: 8'0"**) to front provides access to drive.

From hallway, carpeted stairs lead to well lit central landing on the first floor with panelled walls and handrail to wall, single and double panel radiators, picture rail to wall, single glazed window to front elevation, two pendant lights to ceiling, heat sensor and access to loft space. Panelled door on landing leads into small store room with carpeted flooring, small single panel radiator and internal shelving to walls. From landing, panelled door to side leads into:-

Bedroom Three (Front): 12'6" x 11'3"

Carpeted flooring, pendant light fitting to ceiling, single glazed window to front elevation, double panel radiator, picture rail to walls and part panelled walls each side of window. Panelled door to side leads into:-

Bedroom Two (Front): 14'8" x 12'7"

Carpeted flooring, light fitting to ceiling, single and double panelled radiators, corner pedestal wash basin, single glazed window to front elevation, shower enclosure with internal tray and electric shower over, two single glazed leaded casement windows to rear elevation. From landing panelled door to side leads into:-

Upstairs Toilet: 4'4" x 2'10"

Lino flooring, fully tiled walls, enclosed lighting to ceiling, leaded single glazed casement window to side elevation and low-level flush toilet. From landing, panelled door into:-

Family Bathroom: 9'6" (max) 6'2" (min) x 7'8" (max) 3'0" (min)

Carpeted flooring, fully tiled walls, enclosed light fitting with heating element to ceiling, double panel radiator and single glazed window with obscured glass and louvres to rear elevation. Bathroom suite comprises of:- panelled bath with shower tap attachment and separate electric shower, pedestal wash basin with mixer taps and wall mounted mirror above and glass block constructed vanity unit with additional mirror over. Concealed doors access airing cupboard and houses water tank with shelving. From landing, panelled door leads into:-

Bedroom Five (Rear): 9'7" x 7'9"

Carpeted flooring, pendant light fitting to ceiling, single panelled radiator, single glazed window with louvres to rear elevation to rear elevation, picture rail to walls, partly tiled walls surrounding wall hung wash basin and reading lamp attached to wall. From landing, panelled door into:-

Bedroom One (Rear): 17'4" (max, into bay) 13'0" x 16'3" (max) 11'4" (min)

Carpeted flooring, pendant and separate light fitting to ceiling, panelled wall to side, two double panel radiators, wall mounted gas fire with shelf above, single glazed leaded casement bay window to rear elevation. Panelled door to side leads into small store cupboard with carpets and wall mounted coat rail. From landing, panelled door to side leads into:-

Bedroom Four (Front): 12'7" x 9'9"

Carpeted flooring, pendant light fitting to ceiling, double panel radiator, picture rail surrounding room, panelled wall to side, single glazed window to front elevation and shelving to wall.

Outside Space:

From veranda and rear reception rooms, steps down lead directly onto full width paved patio across rear of property with floral borders and pocket planting to left and right boundaries.

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Expansive Rear Garden:

Steps to each side of patio leads down to the lower tier of garden with large area of planting, shrubs with mature conifer and fruit trees providing much needed shade during the warmer months. Pathway on the left-hand side leads onto expansive area of laid lawns with further mature trees and shrubs to rear and side boundaries, again providing much needed shade during the warmer periods of the year. Rear right-hand side, door leads into:-

Garden Outbuilding: 11'5" x 11'0"

Concrete flooring, two single glazed windows to front and side elevations, raised brick tiered hearth within corner, no power or lighting supply was observed during our visit.

Small steps lead from main garden underneath mature conifer trees towards rear right-hand side leads to further 'offset and secluded' expanse of garden (in need of cultivation) which includes lawned area surrounded by variety of mature shrubbery and trees (used to be the former owners 'Tennis Court').

Application for Local Authority Planning:

The current owners have a planning application approved for 'the erection of a single-story rear and first floor extension, garage conversion to habitable room and installation of ground floor front elevation windows' approved by Birmingham City Council Planning and Development Department. To view the approval documents, application number is:- **2023/02544/PA**

Rear Gardens:



Services:

Main's electricity, gas and water may not be connected as none of these services have been tested during our inspection.

Tenure:

We believe 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 E' (information correct as per Valuation Office Agency website) and falls under the jurisdiction of **Birmingham City Council**. For the financial year (as stated above), council tax charges are **£2,329.22 per annum**.

Energy Performance Rating: D (64)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

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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.

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