



**angelestates**  
your housing guardians

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



**TRADITIONAL TWO BEDROOM MID-TERRACED PROPERTY IS NOW AVAILABLE WITH 'NO UPWARD CHAIN'. LOCATED IN POPULAR RESIDENTIAL AREA AND PROVIDES AN IDEAL FIRST INVESTMENT OR FAMILY HOME FOR THOSE WANTING A RENOVATION PROJECT. CALL TO ARRANGE A VIEWING!!**

- MID-TERRACED PROPERTY
- GAS CENTRAL HEATING
- TWO RECEPTION ROOMS
- UPSTAIRS BATHROOM
- NO UPWARD CHAIN
- TWO BEDROOMS
- MOSTLY DOUBLE GLAZED
- GALLEY-STYLED KITCHEN
- ENCLOSED REAR GARDEN
- ENERGY RATING – D (63)

**For Sale: Offers in Excess of £145,000**

# Uplands Road, Handsworth, B21 8BP

## Entrance:

Brick built boundary wall with blue brick path and terrace to side with raised floral border. Step's up to main entrance with double glazed door with obscured glass and matching side panel leads into:-

## Porch: (Unmeasured)

Carpeted floor and wall mounted light fitting. Hardwood glazed panelled door leads into:-

## Reception Room: 12'10" (max, into bay) x 11'8" (max, into recess) 9'9" (min)

Carpeted flooring, central pendant light fitting with two matching wall lights, double glazed bay window to front elevation, single panel radiator and wooden fire surround with inset cast-iron fireplace. Built-in cupboard houses gas meter and separate fuse board and electric meter in bay window area. Door towards rear leads into:-

## Dining Room: 11'3" x 11'2" (max, into recess) 10'0" (min)

Carpeted flooring, single panel radiator, smoke alarm and pendant light fitting to ceiling, central heating thermostat to wall, wooden fire surround with marble hearth, mantle with gas fire and double-glazed window to rear elevation. Panelled door by entrance leads into under stair cupboard with carpeted floor, wall mounted shelves and light fitting. Door and single step down to rear leads into:-

## Kitchen: 10'8" (max) 9'6" (min) x 6'1"

Linoleum flooring, florescent lighting to ceiling, wall mounted Vaillant central heating combination boiler with Co2 alarm adjacent, single panel radiator and double-glazed window to side elevation. Kitchen comprises of:- Range of base and wall units with roll-top work surfaces above and partly tiled walls as splashback, single bowl sink, drainer and mixer tap. Door towards rear leads into:-

## Rear Lobby: 6'3" x 5'4"

Part linoleum flooring, partly tiled walls, single glazed window to side elevation with hardwood door adjacent leading into rear garden, power and lighting. Panelled door leads into:-

## Downstairs Toilet: 6'5" x 5'3" (max) 5'0" (min)

Linoleum flooring, single panel radiator, partly tiled walls, single glazed window to side elevation, wall mounted light fitting, low-level flush toilet and pedestal wash basin.

Door from dining room provides access on to a carpeted staircase leading to first floor landing with single panel radiator, smoke alarm and two pendant light fittings to ceiling. Door to side leads into:-

## Bedroom One (Front): 11'2" x 11'3" (max, into recess) 10'0" (min)

Linoleum covered floorboards, pendant light fitting to ceiling, single panel radiator and double-glazed window to front elevation. Panelled door leads into over stair storage cupboard and provides access to loft space. From landing, door to side leads into:-

## Bedroom Two (Rear): 11'3" x 8'2" (max, into recess) 7'0" (min)

Unfitted carpet to floor, pendant light fitting to ceiling, single panel radiator, double glazed window to rear elevation and original cast iron fire surround with grate. From landing, door and single step down to rear leads into:-

## Bathroom: 10'3" (max) 7'1" (min) x 6'2" (max) 4'2" (min)

Linoleum flooring, light fitting to ceiling, single panel radiator, additional airing cupboard with slatted shelving and double-glazed window to rear with obscured glass. Bathroom comprises of:- Panelled bath with partly tiled walls as splashback and electric shower over with rail and curtain attached, low-level flushing toilet and pedestal wash basin.

From rear lobby, single step down onto part concrete and part brick paved rear yard. Stone steps lead down towards blue brick pathway with kerb-edged floral border to left-hand side and beyond towards gated access onto communal passageway at rear. Currently, former lawned area to the right-hand side of garden has two handmade greenhouses and a large mature pear tree providing 'a little oasis of calm' for relaxation purposes.



### 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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## 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.

## Local Authority Charge: (Financial Year 2024-2025)

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 **£1,389.17 per annum** (subject to status).

## Energy Performance Rating: D (63)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	63 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.

## Additional Photographs:

### Dining Room:



### Kitchen:



### Bathroom:



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