



angelestates
your housing guardians

**LANDGATE ROAD, HANDSWORTH
BIRMINGHAM, B21 8JH**



THREE BEDROOM SEMI-DETACHED HOUSE IN MUCH SOUGHT AFTER LOCATION IS NOW AVAILABLE 'FOR SALE' WITH 'NO UPWARD CHAIN'. THIS IDEAL FAMILY HOME IS AN 'IDEAL PROJECT' FOR SOMEONE AND LIKELY TO BE POPULAR LISTING, SO ARRANGE A VIEWING THEN MAKE US AN OFFER!!

- SEMI-DETACHED PROPERTY
- GAS CENTRALLY HEATED
- THROUGH RECEPTION ROOMS
- SOUGHT AFTER LOCATION
- NO UPWARD CHAIN
- THREE BEDROOMS
- MOSTLY DOUBLE GLAZED
- UPSTAIRS BATHROOM
- SINGLE GARAGE TO REAR
- ENERGY RATING – D (61)

For Sale: Offers in Region of £220,000

Landgate Road, Handsworth, B21 8JH

Entrance:

From pavement, brick-built boundary wall with floral borders beyond and laid front lawn (in need of a little cultivation). Party drive leads down towards tarmacadam pathway towards front entrance. Single step up to double glazed door and side window with obscured, leaded glass, leads into:-

Hallway:

Carpeted flooring, double panel radiator with gas wall mounted heater opposite, central heating thermostat to wall, built-in cupboard housing gas meter, pendant light fitting and smoke alarm to ceiling. Panelled door towards rear leads into **under stair cupboard** with part quarry tiled flooring, shelves to walls, light fitting to ceiling, double glazed window with obscured glass to side elevation, fuse board/consumer unit and electricity meter. From hallway, panelled door to side leads into:-

Reception Room: 13'4" (max, into bay) x 10'9" (max, into recess) 9'7" (min)

Carpeted flooring, double panel radiator, double glazed bay window to front elevation, central light fitting to ceiling and brick-built fire surround, mantle and hearth with gas fire. Glazed double doors to rear, leads into:-

Dining Room: 12'9" x 11'0" (max, into recess) 9'8" (min)

Carpeted flooring, central light fitting to ceiling, brick-built fire surround, mantle and hearth with gas fire and double-glazed window to rear elevation overlooking gardens. Panelled door to side, leads back into hallway. From hallway, glass panelled door to rear leads into:-

Kitchen: 9'4" x 6'9"

Linoleum flooring, fluorescent light fitting to ceiling, double glazed window with obscured glass to side elevation, double panel radiator and wall mounted Worcester Bosch central heating boiler. Kitchen comprises of:- Base, drawer and wall units with work surfaces over, partly tiled walls as splashback, single bowl sink, drainer and mixer taps. Separate spaces are provided for electric cooker and washing machine. Hardwood door to rear leads into:-

From hallway, carpeted stairs with handrail to wall leads up first floor landing with double glazed window with

obscured glass to side elevation, access to loft space, pendant light fitting and smoke alarm to ceiling. From landing, panelled door leads into:-

Bedroom One (Front): 13'9" (max, into bay) x 10'9" (max into recess) 9'8" (min)

Carpeted flooring, pendant light fitting to ceiling, single panel radiator and double-glazed bay window with leaded glass to front elevation. From landing, panelled door to side leads into:-

Bedroom Two (Rear): 12'10" x 10'8" (max, into recess) 9'8" (min)

Carpeted flooring, pendant light fitting to ceiling, single panel radiator and double-glazed window with leaded glass to rear elevation providing views over rear garden. From landing, panelled door to front leads into:-

Bedroom Three (Front): 7'8" x 6'10"

Carpeted flooring, pendant light fitting to ceiling, single panel radiator and double-glazed window with leaded glass to front elevation. From landing, panelled door to rear leads into:-

Bathroom: 6'8" (max) 5'2" (min) x 6'4" (max) 3'5" (min)

Linoleum flooring, double panel radiator, wall mounted electric heater, pendant light fitting to ceiling, built-in cupboard housing water tanks and double-glazed window with obscured glass to rear elevation. Suite comprises of:- Panelled cast-iron bath with electric shower above, partly tiled walls (as splashback around wet areas), original wall hung 'Shanks' wash basin and taps. From landing, panelled door to side leads into:-

Separate Toilet: 3'8" x 2'6"

Linoleum flooring, pendant light fitting to ceiling, low level flush toilet, partly tiled walls and double-glazed window with obscured glass to side elevation.

Rear Gardens:

From kitchen, hardwood glazed door leads via steps down to concrete patio side gated access to communal driveway to right-hand side. Remainder of this sizable garden, is in need of some cultivation (completely overgrown beyond patio). Small brick outhouse behind kitchen (unable to access currently, therefore unmeasured).



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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Single Garage: 15'10" x 7'9" (Door Width: 6'9")

Metal 'up and over' door to front, concrete flooring, single glazed windows to side elevation. No power or lighting.

Local Authority Charge: (Financial Year 2024-25)

The property has been 'Banded C' (information correct as per Valuation Office Agency website) and falls under the jurisdiction of **Birmingham City Council**. For the current financial year (subject to annual increment) council tax charges are **£1,852.23 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 (61)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	61 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:

Reception Rooms:



Kitchen:



Areal Rear Gardens:



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