



angelestates
your housing guardians

**HUTTON ROAD, HANDSWORTH
BIRMINGHAM, B20 3RD**



TRADITIONAL THREE BEDROOM, THREE STOREY MID-TERRACED PROPERTY LOCATED WITHIN POPULAR RESIDENTIAL AREA IS NOW AVAILABLE 'FOR SALE' WITH NO UPWARD CHAIN. THIS PROPERTY IS IN NEED OF MODERNISATION BUT WILL BE A VERY POPULAR LISTING, SO TO ARRANGE A VIEWING SOON!

- MID-TERRACED PROPERTY
- GAS CENTRALLY HEATED
- TWO RECEPTION ROOMS
- SEPARATE EN-SUITE SHOWER
- NO UPWARD CHAIN
- THREE DOUBLE BEDROOMS
- MOSTLY DOUBLE GLAZED
- DOWNSTAIRS BATHROOM
- POPULAR RESIDENTIAL AREA
- ENERGY RATING – E (52)

For Sale: Offers in Excess of £175,000

Hutton Road, Handsworth, B20 3RD

Entrance:

Brick-built boundary wall with wooden gate and paved terrace to side, central decorative shrub within paving, 'blue-brick' pathway with steps leads up to entrance. Iron security gate and hardwood door leads into:-

Hallway: 12'3" x 3'5"

Carpeted flooring, single panel radiator, coat rail to wall, pendant light fitting and original decorative coving to ceiling. From hallway, door to side leads into:-

Reception Room: 13'8" (max, into bay) x 8'4" (max, into recess) 7'1" (min)

Carpeted flooring, double panel radiator, florescent light fitting with original decorative coving to ceiling, wall mounted gas fire, double-glazed bay window to front elevation with internal security shutter. Built-in cupboards housing electricity meter and fuse board and gas meter respectively. From hallway, glazed panelled door and single step down into:-

Dining Room: 15'5" (max, into recess) 12'4" (min) x 12'0" (max, into recess) 10'8" (min)

Carpeted flooring, double panel radiator, florescent light fitting to ceiling, wall mounted electric fire and double-glazed window to rear elevation with internal security shutters. Door near entrance leads into **under stairs cupboard**, steps down to carpeted floor, light fitting, alarm control panel and shelving to walls. Door toward rear leads into:-

Kitchen: 8'8" (max) 4'2" (min, into recess) x 7'5" (max, into recess) 6'0" (min)

Vinyl tiled flooring, single panel radiator, florescent light fitting to ceiling, wall mounted Worcester central heating boiler, 'Xpelair' extractor fan to wall and double-glazed window to side elevation with internal shutters. Kitchen comprises of:- Range of base (with drawers) and wall units with work surfaces and partly tiled walls as splash back, single bowl sink, drainer and mixer tap. Spaces provided for freestanding gas cooker and two undercounter appliances such as washing machine and separate dryer. Door to rear leads into:-

Rear Lobby: 7'5" x 2'9"

Vinyl tiled flooring, access to loft space and pendant light fitting to ceiling, space with power for fridge/freezer,

double glazed door to side elevation with outer iron security gate covering leading onto rear yard. Door ahead leads into:-

Downstairs Bathroom: 5'8" x 7'5"

Vinyl tiled flooring, pendant light fitting to ceiling, 'xPelair' extractor fan, heated towel rail to wall and double-glazed window with obscured glass to side elevation with internal security shutter. Bathroom suite comprises of:- panelled bath, pedestal wash basin, partly tiled walls as splashback and two mirrored wall cabinets above.

From dining room, door leads to carpeted stairs with hand rail to walls leads to first floor landing, pendant light to ceiling and chrome heated towel rail to wall. Door towards front leads into:

Front Bedroom: 14'2" (max, into recess) 12'10" (min) x 12'3"

Carpeted flooring, double panel radiator, fluorescent light fitting to ceiling and double-glazed window to front elevation with internal security shutter. Door to side leads into **storage cupboard** (4'4" x 2'7") with carpeted flooring, light fitting and shelving to walls. From landing, door towards rear leads into:-

Rear Bedroom: 14'2" (max, into recess) 9'5" (min) x 12'3" (max) 3'7" (min, within recess)

Carpeted flooring, double panel radiator, fluorescent light fitting to ceiling and double-glazed window to rear elevation with internal security shutters. Panelled door to side leads into:-

En-Suite Shower Room: 8'3" x 4'3"

Fully tiled flooring and walls, pendant light fitting to ceiling, single panel radiator, extractor fan to wall and double-glazed window with obscured glass to rear elevation. Suite comprises of:- Corner shower enclosure with thermostatic shower (not connected) above and curved sliding entrance doors, low-level flush toilet and pedestal wash basin with mixer tap.

From bedroom, door adjacent/behind leads onto carpeted staircase with hand rail to walls and leads towards second floor with light fitting to wall, inspection hatch to side and chrome heated towel rail to wall. Door 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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Attic Bedroom: 14'3" (max, into recess) 13'0" (min) x 12'5"

Carpeted flooring, double panel radiator, fluorescent light fitting to ceiling and double-glazed window to front elevation with internal security shutters. Door to side leads into storage cupboard (5'4" x 2'7") also with carpeted flooring, light fitting and shelving to walls.

From rear lobby, several steps down lead onto paved, fully enclosed rear yard with storage shed facilities (to remain) behind building. Rear gate leads onto communal pathway providing access frontages. Beyond pathway, wooden piquet fence leads on long fully paved rear garden with mature tree, raised area with further garden shed (to remain) and benefits from not being overlooked from rear.

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: E (52)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D		
39-54	E	52 E	
21-38	F		
1-20	G		

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:



Downstairs Bathroom:



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