



angelestates
your housing guardians

**WATTVILLE ROAD, HANDSWORTH
BIRMINGHAM, B21 0DS**



TRADITIONAL THREE BEDROOM MID-TERRACED PROPERTY SITUATED WITHIN POPULAR AREA IS NOW AVAILABLE 'FOR SALE'. GAS CENTRALLY HEATED & MOSTLY DOUBLE GLAZED. IDEAL FOR POTENTIAL INVESTMENT OR FIRST-TIME BUYER. ARRANGE YOUR VIEWING, TO AVOID DISAPPOINTMENT!!

- MID-TERRACED PROPERTY
- GAS CENTRAL HEATING
- TWO RECEPTION ROOMS
- G/FLOOR SHOWER ROOM
- CURRENTLY TENANTED
- THREE BEDROOMS
- MOSTLY DOUBLE GLAZED
- FITTED KITCHEN
- POPULAR LOCATION
- ENERGY RATING – E (56)

For Sale: Offers in Excess of £155,000

Wattville Road, Handsworth, B21 0DS

Entrance:

Brick built boundary wall with steps up to raised terrace to right-hand side containing compact lawned area, paving and mature shrubs. Further steps to main entrance with double glazed door leading into:-

Hallway:

Laminate flooring, single panel radiator, wall mounted fuse board and two pendant light fittings. Panelled door to side leads into:-

Reception Room: 13'0" (max, into bay) x 10'6" (max, into recess) 9'3" (min)

Lino flooring, pendant light fitting and smoke alarm to ceiling, double panel radiator, double glazed bay window to front elevation, tiled fire surround, mantle and hearth with gas fire. Built-in cupboard housing electricity meter and separate wall mounted gas meter. From hallway, door to rear leads into:-

Dining Room: 13'9" (max, into recess) 12'7" (min) x 10'9"

Laminate flooring, double panel radiator, central light fitting to ceiling, double glazed window to rear elevation, tiled fire surround, mantle and hearth with gas fire. Door to side leads into under stairs cupboard and panelled door towards rear leads into:-

Kitchen: 10'5" x 6'9"

Lino flooring, pendant light fitting, double glazed windows to side and rear elevations. Range of kitchen base, drawer and wall units (including glass doors), roll top work surfaces with single bowl sink, drainer and taps. Spaces provided for gas cooker and washing machine. Panelled door towards rear and single step up leads into:-

Shower Room: 6'7" x 4'4"

Fully tiled flooring and walls, light fitting to ceiling, extractor fan to wall, chrome heated towel rail and double-glazed window to side elevation with obscured glass. Suite comprises of:- Corner glass shower enclosure with thermostatic shower above, pedestal wash basin and low level flush toilet.

From hallway, carpeted stairs with handrail to wall leads to first floor landing with pendant light fitting and access

To loft space. From landing, panelled door to side leads into:-

Bedroom One (Front): 13'9" (max, into recess) 12'7" (min) x 11'0"

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

Bedroom Two (Middle): 10'8" (max, into recess) 9'6" (min) x 10'9"

Carpeted flooring, double panel radiator, pendant light fitting to ceiling, double glazed window to rear elevation and further panelled door to side leading into over stairs storage cupboard (carpeted only). From landing, panelled door and steps down into:-

Single Bedroom (Rear): 10'9" x 6'8"

Carpeted flooring, single panel radiator, enclosed lighting to ceiling, wall mounted electric heater and double-glazed window to rear elevation.

Outside:

From kitchen, door and steps down onto blue brick paved pathway with large floral border to left-hand side leads towards rear access point. Panelled door to side leads into brick-built outbuilding (4'6" x 2'8") used as storage. Rear gate leads onto communal pathway with piquet fence and further gate beyond leads into:-

Rear Garden:

From gate, steps lead up to enclosed upper tier with large floral borders/lawned area and paved central pathway which leads towards shed and separate rear outbuilding. Hardwood door leads into:-

Rear Outbuilding: 13'3" x 13'0"

Concrete flooring, two double glazed windows to front elevation, power supply and lighting.

Please Note:

The property is currently rented as a family home for a **£700.00 per calendar month** (exclusive of bills) and the occupying tenants have a valid Assured Shorthold Tenancy until May 2024.



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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Tenure:

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

Services:

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

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** (subject to status).

Energy Performance Rating: E (56)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	56 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:

Rear Reception Room:



Kitchen:



Ground Floor Shower Room:



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