



angelestates
your housing guardians

**VICTORIA ROAD, HANDSWORTH
BIRMINGHAM, B21 0SL**



TRADITIONAL **THREE BEDROOM MID-TERRACED HOUSE HAS BECOME AVAILABLE '**FOR SALE**'. LOCATED WITHIN POPULAR RESIDENTIAL AREA, THIS PROPERTY COULD SUIT EITHER A **FIRST-TIME BUYERS** OR **INVESTORS** ALIKE. CALL TO ARRANGE INTERNAL INSPECTION BEFORE **MAKING YOUR OFFER!!****

- MID-TERRACED PROPERTY
- GAS CENTRALLY HEATED
- TWO RECEPTION ROOMS
- DOWNSTAIRS BATHROOM
- CURRENTLY TENANTED
- THREE BEDROOMS
- DOUBLE GLAZED WINDOWS
- FITTED GALLEY KITCHEN
- POPULAR LOCATION
- **ENERGY RATING – D (56)**

For Sale: **Offers in Excess of £180,000**

Victoria Road, Handsworth, B21 0SD

Entrance:

Brick built boundary wall with iron gated access to paved terrace and pathway leading towards front entrance. Hard wood panelled door with glazed panel above, leads into:-

Hallway:

Laminate flooring, single panel radiator, pendant light fitting and smoke alarm to ceiling. Door to side with single step-down leads into under stairs storage cupboard with light fitting and shelving to wall. From hallway, separate door to side leads into:-

Front Reception Room: 13'6" (max, into bay) x 8'5" (max, into recess) 7'3" (min)

Laminate flooring, single panel radiator, double glazed bay window to front elevation, pendant light fitting with smoke alarm to ceiling, two cupboards housing gas meter and separately electricity meter and fuse board. From hallway, door at rear leads into:-

Rear Reception Room: 12'3" x 11'7" (max, into recess) 10'5" (min)

Laminate flooring, single panel radiator, double glazed window to rear elevation, central light fitting and smoke alarm to ceiling. Towards rear, door with single step leads into:-

Kitchen: 11'0" x 6'9"

Fully tiled flooring, florescent lighting with heat sensor to ceiling, extractor fan to wall, single panel radiator, double glazed window and hard wood glazed door with obscured glass to side elevation. Range of kitchen base and wall units with roll top work surfaces, partly tiled walls as splash back, single bowl sink, drainer and taps. Space for gas cooker, fridge freezer and separate washing machine. Panelled door to rear leads into:-

Rear Lobby: 6'2" x 2'2"

Fully tiled floor, wall mounted 'Main Eco Elite' central heating combination boiler, light fitting and inspection hatch to ceiling. Door to rear, leads into:-

Downstairs Bathroom: 6'3" x 6'1"

Fully tiled flooring and walls, double glazed window with obscured glass to side elevation, enclosed lighting to ceiling and single panel radiator.

Bathroom (continued):

Bathroom suite briefly comprises of:- Panelled bath with Triton electric shower above, pedestal wash basin and low level flush toilet.

From rear reception room, door to side leads onto carpeted stairs and landing with handrail to wall, smoke alarm, pendant light fitting, emergency lighting, access to loft space withing ceiling. From landing, door to front leads into:-

Bedroom One (Front): 12'1" x 11'7" (max, into recess) 10'6" (min)

Carpeted flooring, single panel radiator, double glazed window to front elevation, pendant light fitting and smoke alarm to ceiling. Door within corner provides access to over stairs storage cupboard with shelving. From landing, door to side leads into:-

Bedroom Two (Middle): 12'5" x 8'8" (max, into recess) 7'6" (min)

Carpeted flooring, single panel radiator, double glazed window to rear elevation, pendant light fitting and smoke alarm to ceiling. Door to side provides access to over stairs storage cupboard with shelving. From landing, door with single step down leads into:-

Bedroom Three (Front): 10'9" (max) 8'4" (min) x 6'9" (max) 4'5" (min)

Carpeted flooring, single panel radiator, double glazed window to rear elevation, lighting and smoke alarm to ceiling. Door to side, leads into former 'airing cupboard' (used as wardrobe) with shelving and hanging rail.

Rear Garden:

From kitchen door, single step down on paved pathway which leads towards steps and tiered low maintenance garden. Fully enclosed with gated access at rear right-hand side leading onto communal passageway.

Local Authority Charge: (Financial Year 2025-2026)

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 current financial year, council tax charges are **£1,491.33 per annum** (subject to annual increment).



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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Please Note:

The property is currently rented as a family home for a **£750.00 per calendar month** (exclusive of bills) and the occupying tenants currently are on a Periodic Tenancy requiring two months' notice (subject to the Governments proposed legislative changes).

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 (56)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

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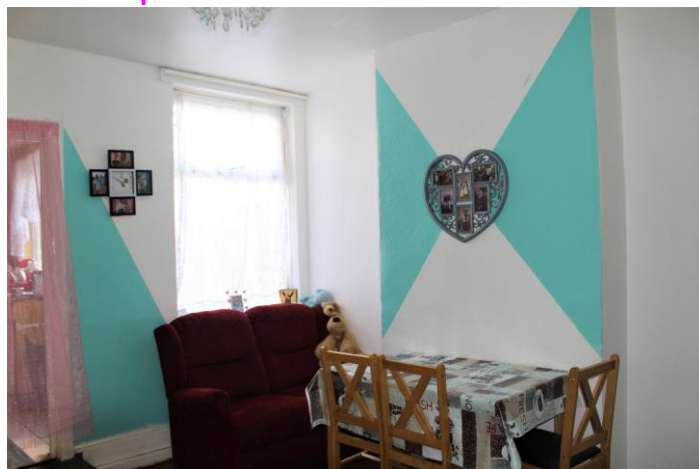
Ring **0121-448-0717** and speak to our mortgage advisor for 'best advice' and 'whole of market' quotations from leading banks and building societies.

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:



Rear Garden:



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