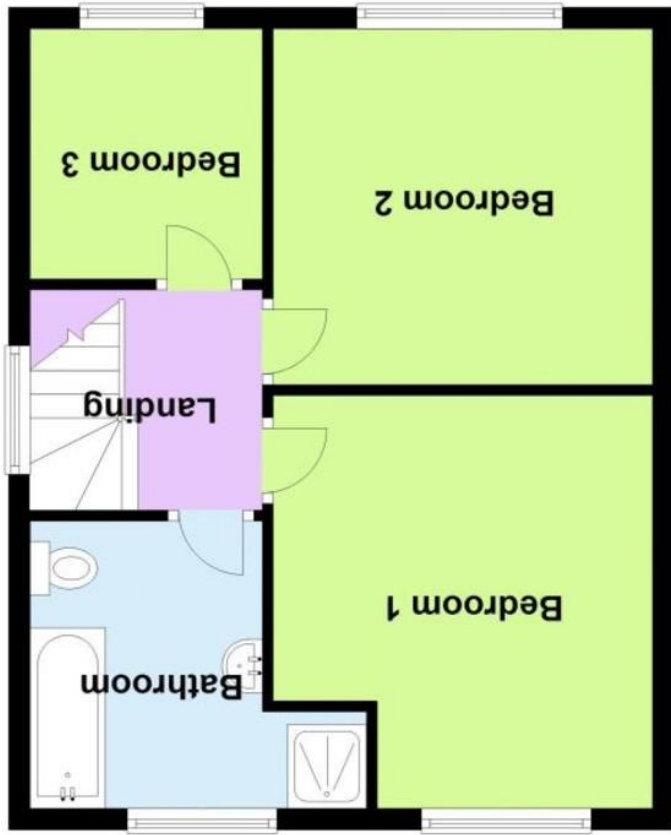
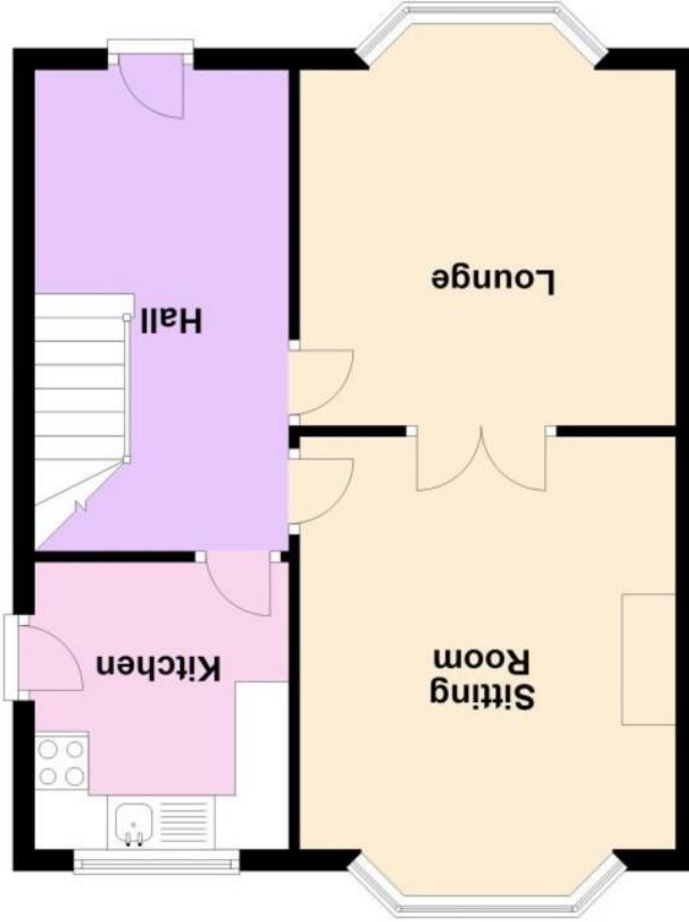


NOT TO SCALE: THIS IS AN APPROXIMATE GUIDE TO THE RELATIONSHIP BETWEEN ROOMS



First Floor



Ground Floor

If you require the full EPC certificate direct to your email address please contact the sales branch marketing this property and they will email the EPC certificate to you in a PDF format. Please note that on occasion the EPC may not be available due to reasons beyond our control, the Regulations state that the EPC must be presented within 21 days of initial marketing of the property. Therefore we recommend that you regularly monitor our website or email us for updates. Please feel free to relay this to your Solicitor or License Conveyor.

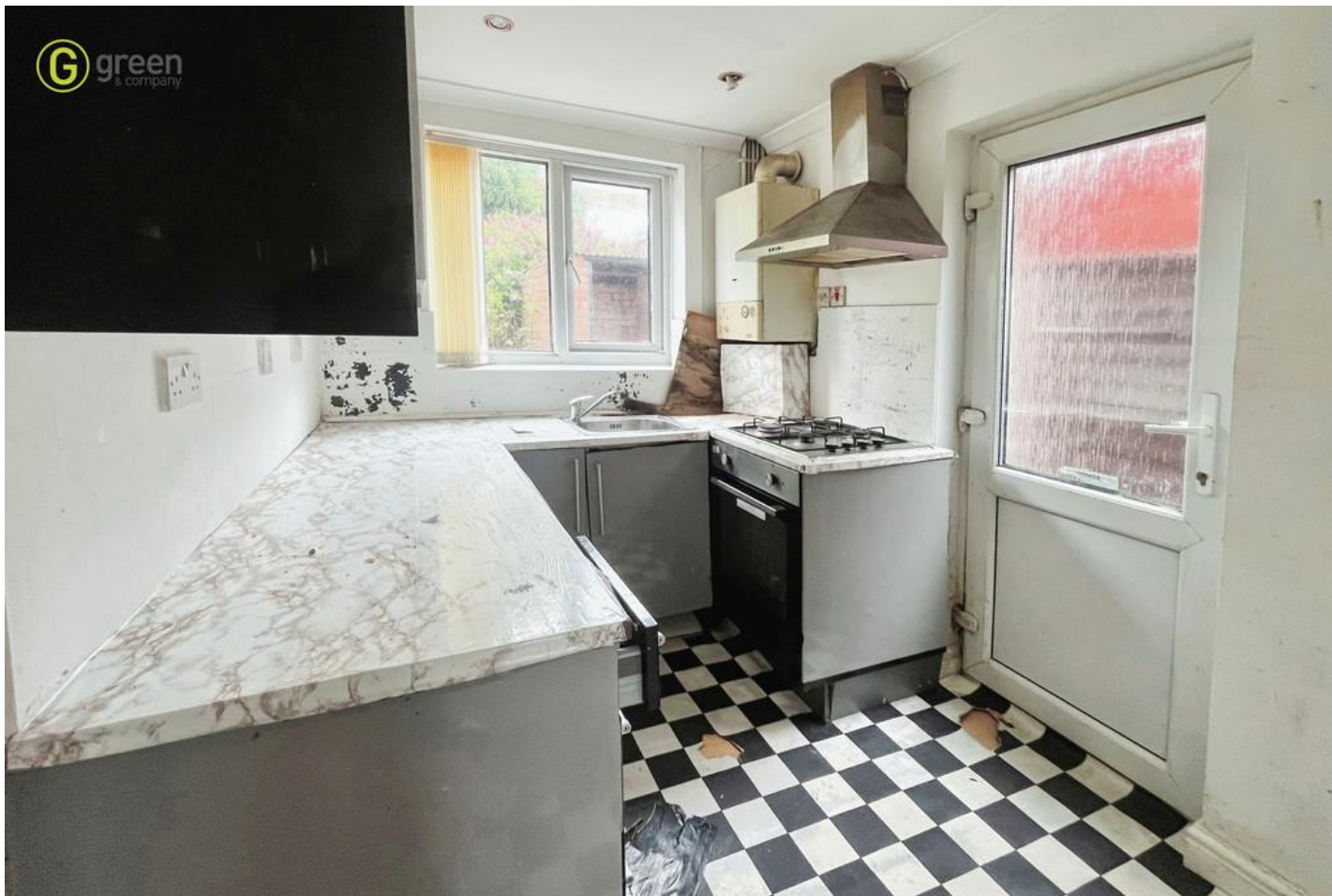
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- BEAUTIFUL SEMI DETACHED FAMILY HOME
- TWO RECEPTION ROOMS
- THREE GOOD SIZED ROOMS
- NO CHAIN
- BEAUTIFUL GARDEN
- PRIME LOCATION

Parkside Road, Handsworth Wood, Birmingham, B20 1EJ

£230,000



Property Description

*** DRAFT DETAILS - AWAITING VENDOR APPROVAL ***

This semi-detached property, currently listed for sale, is an ideal investment opportunity for those willing to put in some work. Although in need of renovation, the property boasts of potential and could become a charming home suitable for families and couples alike.

The house features two reception rooms, both designed in a desirable open-plan layout. Reception room #1 is adorned with large windows, allowing for an abundance of natural light to flood the room, creating a sense of spaciousness and warmth. Contrastingly, reception room #2 offers a stunning view of the garden, providing a serene backdrop for relaxation or entertaining guests.

The property consists of three well-proportioned bedrooms. Two of these are double rooms, offering ample space for storage and furniture arrangement. The third bedroom is a single room, which could easily be utilized as a child's room, a home office, or a guest room.

The single bathroom is a standout feature, complete with both a free-standing bath and a free-standing shower, catering to all preferences. It could easily be transformed into a luxurious retreat with some renovation and modern touches.

Furthermore, this property benefits from its strategic location. It is well-connected with public transport links, ensuring easy commute. Moreover, the property is in proximity to local schools, making it an ideal setting for families with school-going children. Local amenities are also within reach, adding to the convenience of everyday living.

Despite needing some love and attention, this property holds the potential to become a warm and inviting residence. The spacious layout, strategic location, and future potential make this a worthy project for any ambitious buyer.

PORCH Ceiling light point.

HALLWAY Ceiling light point, radiator, laminate flooring, stairs to first floor, under stairs storage.

LOUNGE 11' 6" x 11' 0" (3.51m x 3.35m) Ceiling light point, radiator, laminate flooring and bay window to front.

SITTING ROOM 15' 4" MAX x 11' 6" (4.67m x 3.51m) Bay window to rear, patio door to rear, wall lights, spotlights, radiator and laminate flooring.

KITCHEN 8' 8" x 6' 8" (2.64m x 2.03m) Having wall and base units, pantry, boiler, window to rear, sink, free-standing gas oven, space for washer dryer, extractor fan, spotlights.

FIRST FLOOR LANDING Ceiling light point, window to side, loft access.

BEDROOM ONE 12' 10" x 12' 0" (3.91m x 3.66m) Laminate flooring, ceiling light point, radiator, window to rear.

BEDROOM TWO 12' 0" x 11' 0" (3.66m x 3.35m) Laminate flooring, ceiling light point, radiator, window to front.

BEDROOM THREE 7' 10" x 6' 6" (2.39m x 1.98m) Ceiling light point, radiator, window to rear.

BATHROOM 8' 0" x 6' 6" (2.44m x 1.98m) Laminate flooring, bath, ceiling light point, toilet, shower, sink, window to rear, radiator.

OUTSIDE Paved area, pathway, lawned area.



Council Tax Band C - Birmingham

Predicted mobile phone coverage and broadband services at the property:-

Mobile coverage - voice likely available for EE, O2 and Vodafone, limited for Three and data likely available for EE and limited for Three, O2 and Vodafone.

Broadband coverage:-

Broadband Type = Standard Highest available download speed 8 Mbps. Highest available upload speed 0.8 Mbps.

Broadband Type = Superfast Highest available download speed 271 Mbps. Highest available upload speed 41 Mbps.

Broadband Type = Ultrafast Highest available download speed 1000 Mbps. Highest available upload speed 220 Mbps.

Networks in your area - Openreach, Virgin Media

The mobile and broadband information above has been obtained from the Mobile and Broadband checker - Ofcom website.

Sellers are asked to complete a Property Information Questionnaire for the benefit of buyers. This questionnaire provides further information and declares any material facts that may affect your decision to view or purchase the property. This document will be available on request.

Looking to make an offer? We are committed to finding the right buyer for the right property and try to do everything we can from the outset to ensure the sales we agree, subject to contract, will proceed to completion of contracts within a fair time frame that meets all parties' expectations. At one point during the offer negotiations, one of our branch-based mortgage advisers will call to financially qualify your offer. We recommend that you take this advice before making an offer.

BUYERS COMPLIANCE ADMINISTRATION FEE: in accordance with the Money Laundering Regulations 2007, Estate Agents are required to carry out due diligence on all clients to confirm their identity, including eventual buyers of a property. Green and Company use an electronic verification system to verify Clients' identity. This is not a credit check, so it will have no effect on credit history. By placing an offer on a property, you agree (all buyers) that if the offer is accepted, subject to contract, we, as Agents for the seller, can complete this check for a fee of £25 plus VAT (£30 inc VAT), which is non-refundable under any circumstance. A record of the search will be retained securely by Green and Company within the electronic property file of the relevant property.

FIXTURES AND FITTINGS as per sales particulars.

TENURE

The Agent understands that the property is freehold. However we are still awaiting confirmation from the vendors Solicitors and would advise all interested parties to obtain verification through their Solicitor or Surveyor.

GREEN AND COMPANY has not tested any apparatus, equipment, fixture or services and so cannot verify they are in working order, or fit for their purpose. The buyer is strongly advised to obtain verification from their Solicitor or Surveyor. Please note that all measurements are approximate.

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