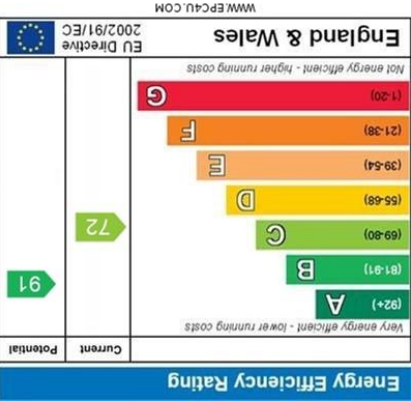


If you require the full EPC certificate direct to your email address please contact the sales branch marketing this property and they will email the EPC certificate to you in a PDF format

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 Conveyancer.



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- FRONT RECEPTION ROOM
- REAR RECEPTION ROOM
- FITTED KITCHEN
- TWO BEDROOMS
- BATHROOM
- REAR GARDEN



Westbourne Road, Handsworth, Birmingham, B21 8AT | £180,000



Property Description

This mid terrace home spans a total area of 732 square feet and is spread across two floors. On the ground floor, you'll be greeted by two reception rooms, and a fitted kitchen. As you make your way to the first floor, you'll find two bedrooms, and a sizeable bathroom complete with a bath. This well-proportioned home with strategic floor lay out promises a rich blend of comfort and functionality to suit all your dwelling needs. The property also comes with the benefit of no upward chain.

The property is approached via paved front garden leading to front entrance door.

RECEPTION ROOM Having double glazed walk in box bay window, central heating radiator, coving to ceiling, ceiling light point and door through to:-

SECOND RECEPTION ROOM Having double glazed window to rear, central heating radiator, ceiling light point, door to useful storage cupboard under stairs, door to staircase and door to kitchen.

KITCHEN Having a range of base and wall units with work surfaces over, stainless steel sink unit with mixer tap and drainer to side, wall mounted gas central heating boiler, space and point for upright fridge freezer, tiled splash backs, central heating radiator, ceiling light point and door out to garden.

FIRST FLOOR

LANDING Approached via return staircase with ceiling light point, central heating radiator and doors off to bedrooms and bathroom.

BEDROOM TWO Having double glazed window to rear, central heating radiator, door to storage cupboard and ceiling light point.

BATHROOM Having obscure double glazed window to rear, low flush WC, pedestal wash hand basin, panel bath with telephone shower attachment, central heating radiator and ceiling light point.

BEDROOM ONE Having two double glazed windows to rear, central heating radiator and ceiling light point.

OUTSIDE To the rear is laid mainly to paving with fenced and brick built boundaries, cold water tap and outside brick built store.

Council Tax Band A Birmingham City Council

Predicted mobile phone coverage and broadband services at the property .
Mobile coverage - voice likely available for EE, Three, O2, Vodafone and data likely available for EE, Three, O2, Vodafone
Broadband coverage - Broadband Type = Standard Highest available download speed 5Mbps. Highest available upload speed 0.7Mbps.
Broadband Type = Superfast Highest available download speed 68 Mbps. Highest available upload speed 17Mbps.

Broadband Type = Ultrafast Highest available download speed 1800Mbps. Highest available upload speed 220Mbps.

Networks in your area:- Virgin Media, Openreach

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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