

# ENGLANDS



72 Beckbury Road

Weoley Castle, Birmingham, B29 5HR

£170,000





## PROPERTY DESCRIPTION

Requiring modernisation throughout, this terraced property would make a perfect project. Having sitting room, fitted kitchen, ground floor bathroom, three bedrooms and enclosed rear garden having a pleasant outlook over a park, this property will appeal to first time buyers and investors.

Located on Beckbury Road, Weoley Castle which leads off Castle Square with its varied local shopping facilities. The property is well-situated for the Queen Elizabeth Hospital and Birmingham University as well as Birmingham City Centre. Additionally, Harborne High Street provides convenient local amenities, along with the nearby Selly Oak Battery Park and Selly Oak Retail Park.

The property has the benefit of NO CHAIN and a new roof recently fitted.

The accommodation can only be fully appreciated by an internal inspection and comprises in more detail:



Tel: 01214271974



It is set back from the road by grass verge and privet hedge affording the property some privacy. A UPVC double glazed door with side panels leads into:

#### HALLWAY

Having ceiling light point and stairs rising to first floor accommodation.

#### SITTING ROOM

4.27m max x 3.65m max (14'0" max x 11'11" max)  
UPVC double glazed window overlooking the front elevation, wooden fireplace with marble style insert and hearth and fitted electric fire, coving to ceiling, dado rail, ceiling light point, useful walk-in storage cupboard with fitted shelving and ceiling light point.

#### KITCHEN

2.85m max x 2.82m max (9'4" max x 9'3" max)  
Having a range of matching wall and base units, integrated electric oven with electric hob over and wall-mounted extractor fan above, single bowl composite sink drainer with mixer tap over, double glazed UPVC window overlooking the garden and UPVC door with double glazed panel leading outside. Ceiling light point, coving to ceiling and laminate work surfaces.

#### LOBBY AREA

Having ceiling light point, wall-mounted cupboard and work surface.

#### BATHROOM

1.92m max x 1.65m max (6'3" max x 5'4" max)  
Having panelled bath with mixer tap over, glazed window with obscured glass, wall-mounted wash handbasin with mixer tap over, low flush WC, laminate flooring, part complementary tiling to walls, two wall-mounted mirrored cabinets and one wall mounted electric fan heater.

#### STAIRS RISING TO FIRST FLOOR ACCOMMODATION

#### LANDING

Having ceiling light point and loft access hatch.

#### BEDROOM ONE - FRONT

5.23m max x 3.27m max (17'1" max x 10'8" max)  
Having UPVC double glazed window overlooking the front, two ceiling light points and useful built-in cupboard.

#### BEDROOM TWO - REAR

3.91m max x 2.73m max (12'9" max x 8'11" max)  
Having UPVC double glazed window overlooking the rear garden, built-in wardrobe having water tanks and ceiling light point.

#### BEDROOM THREE - REAR

2.92m max x 2.44m max (9'6" max x 8'0" max)  
Having double glazed UPVC window overlooking the rear, ceiling light point and wall mounted electric heater.

#### OUTSIDE

Rear garden having paved area and gate leading to shared access to the front of the property, fence panels to three sides and lawn area. Delightful aspect over park land.

#### ADDITIONAL INFORMATION

TENURE: FREEHOLD

COUNCIL TAX BAND: B



# ENGLANDS

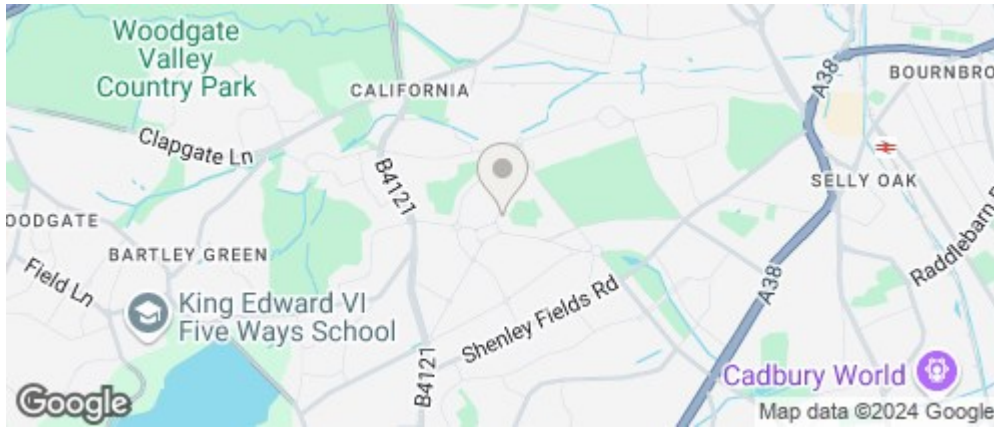




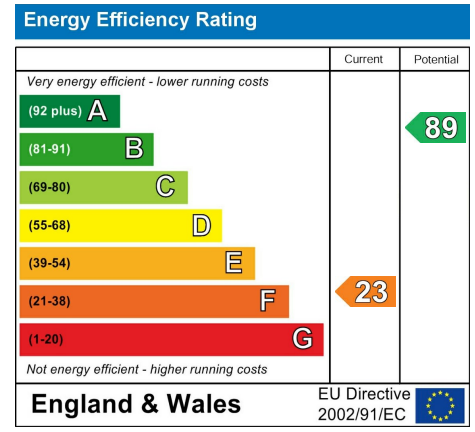
# ENGLANDS



**ROAD MAP**



**ENERGY EFFICIENCY GRAPH**



**FLOOR PLAN**



**DISCLAIMER NOTICES**

“The agent has not tested any apparatus, equipment, fixture, fittings or services, and so does not verify they are in working order, fit for their purpose, or within ownership of the sellers, therefore the buyer must assume the information given is incorrect. Neither has the agent checked the legal documentation to verify legal status of the property or the validity of any guarantee. A buyer must assume the information is incorrect, until it has been verified by their own solicitors. The measurements supplied are for general guidance, and as such, must be considered as incorrect. A buyer is advised to re-check the measurements themselves before committing themselves to any expense.

Nothing concerning the type of construction, or condition of the structure is to be implied from the photograph of the property. The sales particulars may change in the course of time, and any interested party is advised to make final inspection of the property prior to exchange of contracts.”

**Misrepresentation Act 1967**

“These details are prepared as a general guide only and should not be relied upon as a basis to enter into a legal contract, or to commit expenditure. An interested party should consult their own surveyor, solicitor or other professional before committing themselves to any expenditure or other legal commitments. If any interested party wishes to rely upon any information from the agent, then a request should be made, and specific written confirmation can be provided. The agents will not be responsible for any verbal statement made by any member of staff, as only a specific written confirmation should be relied upon. The agent will not be responsible for any loss other than when specific written confirmation has been requested.”

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.