

# FOR SALE

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**residential**



## 23 Davey Road

### Perry Barr, Birmingham, B20 3DS

Midland Residential is pleased to present this three bedroom terraced house with a ground floor extension. Being located in a popular residential area with easy access to local shops such as One Stop Shopping Centre with public transport links nearby. The property briefly consists of having a front and rear reception rooms, an extended kitchen with a utility area, bathroom and access to a rear garden. On the first floor, there are three bedrooms and a separate WC. The property has been recently refurbished throughout and is available with no chain. Viewings are strictly by appointment only.

Offers In The Region Of £258,000

# 23 Davey Road

## Perry Barr, Birmingham, B20 3DS



- Mid-Terraced Property
- Two Reception Rooms
- Rear Garden
- Council Tax Band B
- Recently Refurbished
- Refurbished Kitchen
- Gas Central Heating
- Three Bedrooms
- Modern Fitted Bathroom
- EPC Rating C

### Porch

11'0" x 4'11" (0.57 x 1.52)

### Entrance Hallway

15'1" x 3'1" (4.62 x 0.95)

Having a gas and electric meters, laminated flooring, gas central heating radiator, under stairs storage, ceiling light point and doors leading to:

### Front Reception Room

14'6" x 10'9" (4.44 x 3.28)

Having laminated flooring, gas central heating radiator, UPVC double glazed bay window to the fore and ceiling light point

### Rear Reception Room

11'0" x 14'4" (3.37 x 4.38)

Having laminated flooring, gas central heating radiator, UPVC double glazed window to the rear, ceiling light point and door leading to the stairs

### Kitchen

18'0" x 8'1" (5.51 x 2.47)

Having a tiled floor, grey fronted wall and base units, inset sink with mixer tap, inset Lamona gas hob and oven, extractor hood over, UPVC double glazed window to the side, Vaillant combi boiler, gas central heating radiator, ceiling light points and door leading to:

### Hallway

Having a tiled floor, ceiling light point, UPVC double glazed door to the rear and doors leading to Utility Room and Bathroom:

### Utility Room

5'5" x 8'1" (1.66 x 2.48)

Having a tiled floor and ceiling light

### Bathroom

8'3" x 7'4" (2.54 x 2.25)

Having tiled flooring, tiled walls, UPVC double glazed window to the side, close coupled WC, sink cabinet with mixer tap, wall mounted mirror fronted cabinet, extractor fan, walk in thermostatic shower, wall mounted metal shelves, gas central heating radiator and ceiling light points

### Stairs and Landing

Having fitted carpet, gas central heating radiator, two ceiling light points, loft hatch and doors leading to:

### Bedroom 1

12'3" x 14'4" (3.75 x 4.37)

Having laminate flooring, UPVC double glazed window to the fore, gas central heating radiator and ceiling light point

### Bedroom 2

11'0" x 11'4" (3.37 x 3.46)

Having laminated flooring, UPVC double glazed window to the rear, gas central heating radiator, storage cupboard and ceiling light point

### Upstairs WC

3'2" x 5'1" (0.98 x 1.56)

Having tiled floor, close coupled WC, sink unit with mixer tap, gas central heating radiator, UPVC double glazed window to the side and ceiling light point

### Bedroom 3

8'6" x 7'10" (2.6 x 2.4)

Having laminated flooring, UPVC double glazed window to the rear, gas central heating radiator and ceiling light point

### Rear Garden

Having a slabbed garden

### Material Information

The property is registered under Birmingham council rated council tax band B. We understand the property is freehold. The main building is built mainly of brick, block, timber and tiles. The electric is provided through normal domestic suppliers through metered billing. Severn Trent Water manages the water supply and Severn Trent Water manage the sewerage. The property is heated by gas central heating and electric. The broadband data provided by Ofcom suggests Standard Internet at 15Mbps to Ultrafast 1000Mbps and Upload 1Mbps to 46Mbps. There is no reported Superfast data. Mobile phone coverage is reported through leading

providers as follows: EE: Voice Limited-Data Limited. Three: Voice Limited-Data Limited. O2: Voice Likely-Data Limited. Vodafone: Voice Limited-Data Limited. There is no allocated parking, although street parking may be available. There are no major safety issues reported. The property offers a very low risk of floods from Rivers, Sea and Surface water, though there is no history of previous flooding. The property is not in a coastal erosion zone, the property has no pending planning applications in place, though there are several local planning applications registered through Birmingham City Council Planning Portal. There are no accessibility adaptations, the property is located off the coalfield.

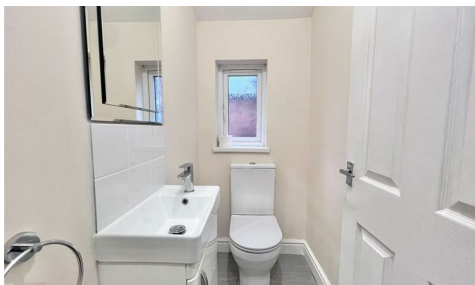
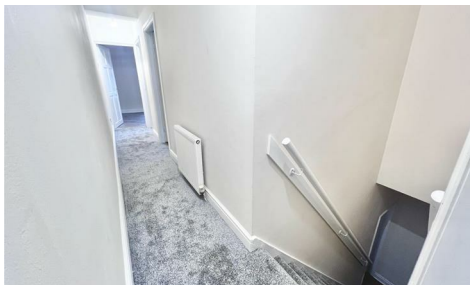
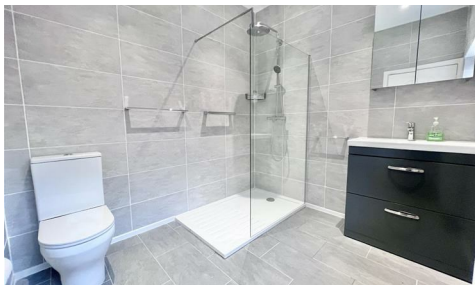
We would be delighted to discuss the purchase with you and to assist with any queries you may have regarding the property, arranging a mortgage or giving a sale valuation on your existing home. These Particulars of Sale were prepared and photographed by Midland Residential. Items contained within the property will not remain when the sale completes unless by separate negotiation.

DISCLAIMER NOTICE: Consumer Protection from Unfair Trading Regulations 2008: 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 the ownership of the sellers, therefore the buyer must assume the information given is incorrect. Neither has the Agent checked the legal documentation to verify the 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 solicitor. All measurements in these sales particulars are approximate and photographs are deemed representative of the property, but no assumption


should be made in respect of the property or locality which might not be shown.

Misrepresentation Act 1967: These particulars, whilst believed to be accurate, are set out as a general outline 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. Statements about the property are without responsibility on the part of Midland Residential, or their client, nor are they to be relied on as representations of fact. The applicant should satisfy themselves by inspection or otherwise as to the accuracy of the particulars. No representation or warranty about the property is given by the client or the Agents or any of their employees authorised to do so. Money Laundering Regulations: Intending purchasers will be asked to produce documentation at the offer stage, and a one-off fee of £30.00 per applicant is payable. We ask for your co-operation to prevent a delay in agreeing the sale.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>83</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>69</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 

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**Tenure:** We have been advised by the vendor that the property is Freehold. The agent has not had sight of the title documents and therefore, a prospective buyer is advised to obtain verification from their solicitors.

**Money Laundering Regulations:** Intending purchasers will be asked to produce documentation at the offer stage. We ask for your co-operation to prevent a delay in agreeing the sale. A non refundable fee of £30.00 per person is payable at the point of the offer being accepted.