



**Waterside Drive, Hockley, B18 5RY**

**Offers In The Region Of £309,950**

**midland**  
**residential**





4  2  1  C 

Midland Residential are pleased to present this well-presented four-bedroom 3-storey modern town house located in the Hockley Birmingham. Being close to local amenities and with easy access to several parts of Birmingham. The property comprises of: on the ground floor: an entrance hallway, study room, downstairs W.C, fitted kitchen-diner with utility area. On the first floor, there is a reception room, a guest WC, and bedroom. On the second floor, three bedrooms (master room with ensuite). The property further benefits from gas central heating, double-glazed windows, a front-facing balcony, a garage, and a driveway to the fore with a back garden. The sale of the property will form part of an upward sale. Viewings by appointment only.

- 3-Storey Town House
- Four Bedrooms
- Reception Room
- Study Room
- Fitted Kitchen
- Family Bathroom
- Ensuite
- Garage and Driveway
- EPC Rating C
- Council Tax Band D



## Description

### Approach

#### Entrance Hall

3 x 1.96 (9'10" x 6'5")

Having laminated flooring, central heating radiator, intruder alarm system (not tested), stairs leading to first floor, doors leading thereof, ceiling light point

#### Study Room

2.10 x 1.60 (6'10" x 5'2")

Having a fitted carpet, central heating radiator, UPVC double glazed window to the fore, ceiling light point

#### Downstairs WC

1.82 x 0.90 (5'11" x 2'11")

Having vinyl flooring, central heating radiator, wash hand basin, close coupled WC, extractor fan, ceiling light point

#### Kitchen

3.46 x 5.56 (11'4" x 18'2")

Having tiled flooring, two central heating radiators, a selection of wall and base units, built in electric oven, gas hob, built-in cooker hood, stainless steel sink with mixer tap over, extractor fan, Worcester boiler, double glazed window to the rear, double glazed door to rear garden, door leading to garage

#### Garage

5.08 x 2.52 (16'7" x 8'3" )

Having concrete flooring, electric meter, consumer fuseboard, ceiling light point

#### First Floor Stairs & Landing

4.96 x 1.95 (16'3" x 6'4" )

Having a fitted carpet, UPVC double glazed window to front elevation, two ceiling light points, doors leading thereof

#### Reception Room

6.28 x 3.53 (20'7" x 11'6")

Having a fitted carpet, central heating radiator, UPVC double glazed window to the front elevation, wall mounted light, ceiling light point

#### Guest WC

1.98 x 0.88 (6'5" x 2'10" )

Having a fitted carpet, central heating radiator, wash hand basin, close coupled WC, extractor fan, ceiling light point

#### Bedroom 1

2.53 x 5.62 (8'3" x 18'5")

Having a fitted carpet, central heating radiator, fitted wardrobes, two UPVC double glazed windows to rear, two ceiling light points

#### Second Floor Stairs Landing

2.97 x 1.96 (9'8" x 6'5")

Having a fitted carpet to the stairs, laminated flooring to the landing, door to storage cupboard, loft hatch access point, ceiling light point

#### Bathroom

1.92 x 1.96 (6'3" x 6'5")

Having vinyl flooring, central heating radiator, close coupled WC, wash hand basin, fitted bath with hot and cold mixer tap over and shower attachments, splashback tiles, UPVC double glazed window to rear, extractor fan, ceiling light point

#### Bedroom 2

3.21 x 3.50 (10'6" x 11'5")

Having laminate flooring, central heating radiator, built in wardrobes, UPVC double glazed window to rear, ceiling light point

#### Bedroom 3 & Ensuite

4.14 x 2.88 (13'6" x 9'5")

Having laminated flooring, central heating radiator, fitted wardrobes, UPVC double glazed door to Balcony, ceiling light point, door leading to: Ensuite Having a tiled floor, vinyl flooring, central heating

radiator, wash hand basin, WC, corner shower suite with electric shower, extractor fan, ceiling light point

#### Bedroom 4

1.95 x 2.60 (6'4" x 8'6" )

Having laminated flooring, central heating radiator, UPVC double glazed window to front elevation, ceiling light point

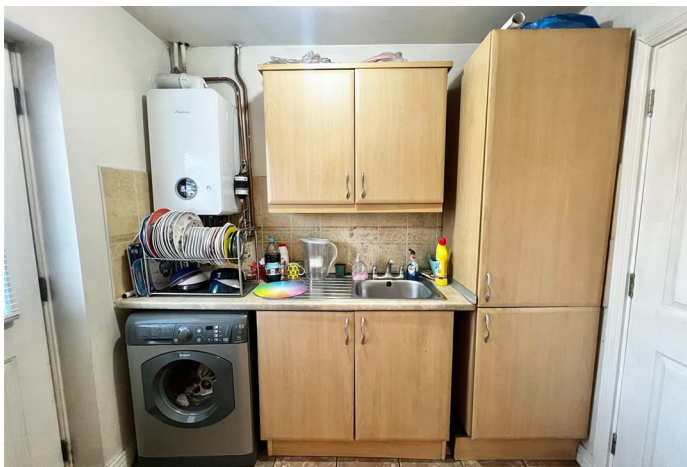
#### Material Information

Verified Material Information: Council tax band: D, Tenure: Freehold, Property type: House, Property construction: Standard form, Electricity supply: Mains electricity, Solar Panels: No, Other electricity sources: No, Water supply: Mains water supply, Sewerage: Mains, Heating: Central heating, Heating features: Double glazing, Broadband: FTTP (Fibre to the Premises), Mobile coverage: O2 - Good, Vodafone - Good, Three - Good, EE - Good, Parking: Driveway, Garage, and Off Street, Building safety issues: No, Restrictions - Listed Building: No, Restrictions - Conservation Area: No, Restrictions - Tree Preservation Orders: None, Public right of way: No, Long-term area flood risk: No, Coastal erosion risk:

No, Planning permission issues: No, Accessibility and adaptations: None, Coal mining area: No, Non-coal mining area: Yes, Energy Performance rating: C, All information is provided without warranty. Contains HM Land Registry data © Crown copyright and database right 2021. This data is licensed under the Open Government Licence v3.0. The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.

#### Disclaimer

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.



## Description

**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.











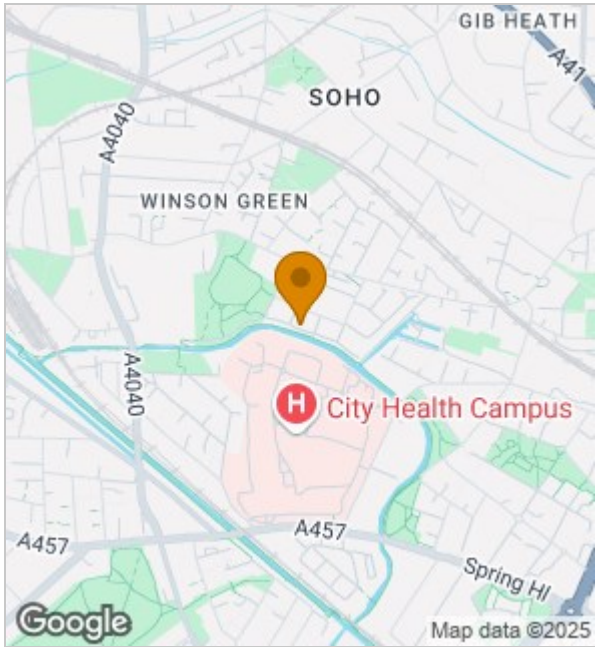


Floor Plans



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

Area Map



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. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property. This property is being handled by Midland Residential. 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 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. Items shown in photographs are not included unless specifically mentioned in writing with the sales particulars. A separate negotiation may be available.

**Misrepresentation Act 1967:** These particulars are not to be regarded as an offer or a contract. 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 himself 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.

**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 to meet AML regulations, failure to comply with this

923 Walsall Road, Birmingham, West Midlands, B42 1TN  
Tel: 01213477000 Email: [info@midlandresidential.co.uk](mailto:info@midlandresidential.co.uk) <https://www.midlandresidential.co.uk>

Energy Performance Graph

