



Arden Road, Aston, B6 6AP

Offers Over £184,950

midland
residential



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We are pleased to present and bring to market this 3-bedroom traditional extended mid-terraced house located in a popular residential area. The property briefly comprises of and having: to the ground floor, an enclosed porch, hallway, two reception rooms, kitchen, utility room and bathroom. On the first floor, three bedrooms and a WC. The property further benefits from gas central heating, double-glazed windows (where specified). The property is in need of some modernisation and is sold chain-free. Early viewings are essential and strictly by appointment only.

- 3 bedrooms
- Ground Floor Extension
- Gas Central Heating
- Double Glazed Windows (WS)
- 1st Floor WC
- Ground Floor Bathroom
- No Chain
- Needs Modernising
- EPC Rating D
- Council Tax Band: A

Description

Approach

Having an enclosed front garden, with a gated entrance, with slope access to a UPVC framed porch

Entrance Hallway

Having a UPVC front door, fitted carpet, central heating radiator, electric fuseboard and meter, stairs leading to the first floor, ceiling light point, doors leading thereof

Front Reception

4.3 x 3.3 (14'1" x 10'9")

Having a fitted carpet, three sided UPVC double glazed bay window, Gas meter with box over, gas fire-(not safe to use) with tiled surround, central heating radiator, ceiling light point.

Rear Reception

3.7 x 3.4 (12'1" x 11'1")

Having a fitted carpet, gas fire (not safe to use) with a tiled fire surround, central heating radiator, UPVC double glazed window to the rear, ceiling light point, with door leading thereof.

Kitchen

3.6 x 2.5 (11'9" x 8'2")

Having part carpet flooring, a selection of base units with laminated fronted doors and handles, with a stainless steel sink with hot and cold taps, part tiled splashback wall tiles over, a selection of wall units with laminated door fronts and handles, gas cooker (not safe to use),

UPVC double glazed window to side elevation, Glowworm Ultimate 30 gas boiler-(Tested by British Gas in December 2023), ceiling light point, door leading to understairs pantry, door leading thereof

Utility Room

2.8 x 2.3 (9'2" x 7'6")

Having a tiled floor, base units with laminated fronted doors and handles, with stainless steel sink with hot and cold taps, part tiled splashback wall tiles over, UPVC double glazed window to side elevation, ceiling light point, timber door providing garden access, ceiling light point, door leading thereof

Bathroom

2.2 (fp) x 2.3 (wp) (7'2" (fp) x 7'6" (wp))

Having a tiled floor, bath with taps over, wash hand basin with taps over, part splashback wall tiles, Triton Electric shower with riser and head, low-level WC, central heating radiator, central heating towel rail, UPVC double glazed window with obscure glass to the rear, built-in storage cupboard with stop tap access, ceiling light point.

Stairs & Landing

Having a fitted carpet, fitted handrails with bannister rail to the landing, door leading to storage cupboard, ceiling light point, with doors leading thereof:

Bedroom 1

3.7 x 4.4 (12'1" x 14'5")

Having a fitted carpet, gas fire (not safe to use) with timber fire surround, central heating radiator, UPVC double glazed window to the fore, built-in fitted wardrobe.

Bedroom 2

3.7 x 2.6 (12'1" x 8'6")

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

Bedroom 3

3 x 2.6 (9'10" x 8'6")

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

WC

Having a fitted carpet, close coupled WC, UPVC double glazed window with obscure glass to the side elevation, ceiling light point.

Rear Garden

Having rear gated access leading to a shared entry point, raised flower beds, timber framed shed.

Material Information

The property is a 3 bedroom mid terraced house. The property is constructed mainly from brick & timber, with a slate and felt roof. There are two floors to the property. The ground floor

benefits from an extension, extending beyond the kitchen outwards in approximately 1981.

The electricity is supplied through mains power supply. The water is supplied by Severn Trent Water who also manage the drainage. The property is heated by a gas central heating system, gas fires are present though not checked to determine if they are working in line with Gas safe Regulations. Broadband is reported as: Standard: 7 Mbps download - 0.7 Mbps upload, Superfast: 65 Mbps download - 16 Mbps upload. Ultrafast: 1000 Mbps download - 220 Mbps upload. Internal Mobile Signal is reported by the leading network providers as limited voice and network data and External Network Signal is reported as Likely. There are no off-road parking provisions associated to the property and no permit parking is required currently. Building Safety, the owner has not reported any safety issues with the structure, and no asbestos has been declared, (though the vendor has indicated that some foul water blockages can occur in the rear manhole located in the back garden, which when rodded disperses). Restrictions and Rights, there are no reported restrictions, the owner has a right of way through a gated side entry leading to the rear of the property. The property is not located in a major flood-risk area and no historic reports of flooding have been provided. The property is not located within a coastal erosion area, there are several local planning applications in place registered through Birmingham City Council, though there are no recent applications in place

for the advertised property.

Accessibility/Adaptions, there are no specific adaptations for restricted access throughout the property, though having sloped access to the front door. The property is located off the coalfield and is not within the Cheshire Brine Compensation District.

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 firm's 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



Description

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 correct 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.

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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 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 floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).

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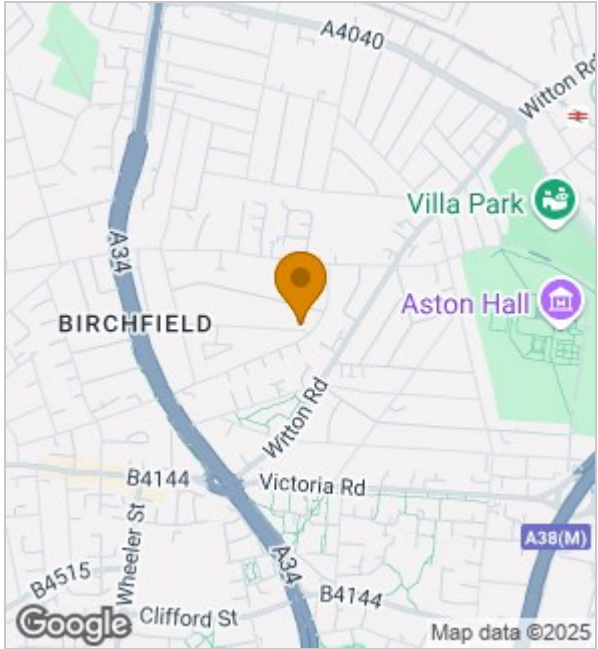
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Area Map



Energy Performance Graph

