



Whateley Road, Handsworth, B21 9JD

Offers In The Region Of £164,950

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residential



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Midland Residential is pleased to present this traditional 2-bedroom mid-terraced located in a well-established residential area of Handsworth. Being nestled amongst a tree-lined road, with easy access to local shopping at Soho Road and Grove Lane, with public transport links and schools along with Handsworth Grammar School being nearby. The property benefits from two reception rooms, a modern kitchen, two bedrooms and a first-floor bathroom. The property further benefits from gas central heating and double-glazed windows along with a basement cellar. Viewing strictly by appointment only, the property will be part of an upward chain. The property falls under Birmingham City Council and is rated tax band A and the EPC rating is D

- Mid-Terraced Property
- Two Bedrooms
- Two Reception Rooms
- Fitted Kitchen
- Family Bathroom
- Basement Cellar
- Gas Central Heating
- Double Glazed Windows (w/s)
- EPC Rating D
- Council Tax Band A

Description

Approach

Having an enclosed garden to the fore with a slabbed surface with with steps leading to the entrance door:

Front Reception Room

4.03 x 3.88 (13'2" x 12'8")
Having a wooden front door, UPVC double glazed three-sided bay window, central heating radiator, electric log effect heater with fire surround, a selection of wall shelves, gas and electric meters in built in units, ceiling light point and door leading thereof

Lobby

Having through access to the rear reception room, with laminated flooring, ceiling light point, door leading to an enclosed store with built-in shelving and door leading to the cellar

Rear Reception Room

3.71 x 3.88 (12'2" x 12'8")
Having laminate flooring, central heating radiator, UPVC double glazed window to the rear, ceiling light point, door leading to first floor stairs, door leading to kitchen

Kitchen

3.05 x 2.13 (10'0" x 6'11")
Having vinyl flooring, a selection of fitted wall and base units with white gloss door fronts, laminated work surfaces with a stainless steel sink inset with tap over, gas cooker point with extractor fan over, splashback wall tiles, central heating radiator, UPVC double glazed window, door leading to the rear garden

Stairs & Landing

Having a fitted carpet, timber handrail, central heating radiator, ceiling light points, glazed roof space access point with storage provision above, doors leading thereof

Front Bedroom

3.46 x 3.82 (11'4" x 12'6")
Having a fitted carpet, central heating radiator, UPVC double glazed window to the fore with tilt and turn opening, door leading to an enclosed store room

Rear Bedroom

3.69 x 2.98 (12'1" x 9'9")
Having a fitted carpet, central heating radiator, UPVC double glazed window to the rear, built in raised bed frame with fitted ladder attachment and ceiling light point

Bathroom

3.06 x 2.13 (10'0" x 6'11")
Having vinyl floor tiles, bath with hot and cold taps with thermostatic shower over and glazed shower screen, W/C, wash hand basin and pedestal with hot and cold taps over, central heating radiator, UPVC double glazed window to the rear with obscure glass, Xpelair extractor fan, ceiling light point, hatch access point to enclosed roof space, splashback wall tiles with a selection of fitted shelves, built-in storage cupboard with Baxi Duo-Tec boiler enclosed

Cellar

3.62 x 3.88 (11'10" x 12'8")
Having steps leading to the cellar, with mains water access/shut off point and storage shelving

Rear Garden

Having a paved yard leading to a mature garden with lawn, shrubs and plants,two store outbuildings a raised timber structure with panelled roofing

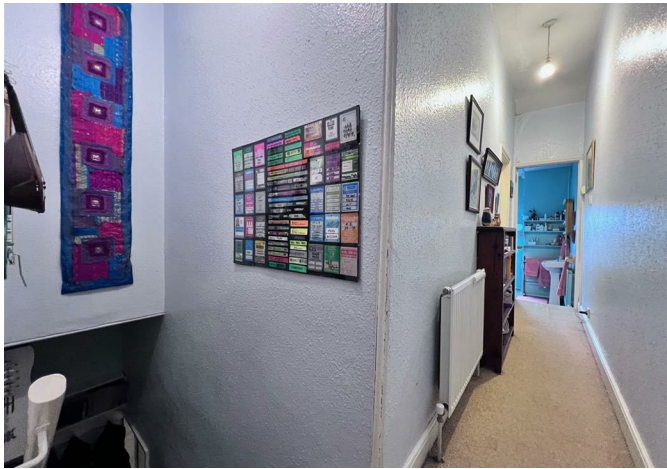
Material Information

Verified Material Information, Council tax band: A, Tenure: Freehold, Property type: Terraced 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 - Great, Three - Good, EE - Good
Parking: On Street, Building safety issues: No, Restrictions - Listed Building: No, Restrictions Some restrictions and covenants are in place, please engage with the agent for further details. 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: D,
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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.









Floor Plans



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.

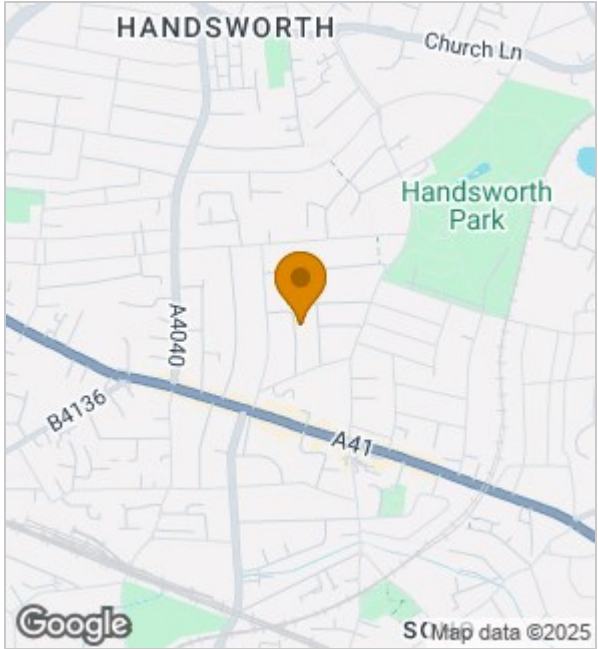
DISCLAIMER NOTICE: Consumer Protection from Unfair Trading Regulations 2008: The Agent has not tested any apparatus, equipment, fixture, fittings or services, and so does not verify they are in working order, fit for their purpose, or within the ownership of the sellers, therefore the buyer must assume 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.

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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 to meet AML regulations, failure to comply with this request will result in your offer being refused. 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.

Area Map



Energy Performance Graph

