



**Uplands Road Handsworth, B21 8BU**

**Offers Over £139,950**

**midland**  
**residential**





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Midland Residential is pleased to present this 2-bedroom mid-terraced family home with a front and rear garden located in a popular residential area of Handsworth. On the ground floor, there are two reception rooms with an understairs store room, and a kitchen to the rear with modern kitchen units. On the first floor, there are two bedrooms and a bathroom, benefiting from a bath and a separate shower enclosure. The property benefits from gas central heating, double-glazed windows and doors where specified. The property is marketed with no onward chain, and viewings are strictly by appointment only.

- Mid Terraced Property
- Two Bedrooms
- Two Reception Rooms
- Fitted Kitchen
- Pantry Area
- Fitted Bathroom
- Gas Central Heating
- Double Glazed (w/s)
- EPC Rating C
- Council Tax Band A

## Description

### Approach

Having a brick front wall with mature shrubs, shared gated entrance with steps leading to:

### Front Reception Room

3.42 x 3.58 (11'2" x 11'8")

Having a UPVC front door, fitted carpet, central heating radiator, gas fire and surround (not tested), UPVC double glazed three sided bay window, gas and electric meters, ceiling light point, door leading thereof

### Rear Reception Room

4.38 x 3.58 (14'4" x 11'8" )

Having a fitted carpet, central heating radiator, gas fire and surround (not tested) UPVC double glazed window to rear, ceiling light point, doors leading thereof

### Pantry

Having wall shelves and ceiling light point

### Kitchen

3.04 x 1.86 (9'11" x 6'1" )

Having a tiled floor, modern wall and base units, laminated work surface with sink inset, splashback wall tiles, Worcester boiler, UPVC double glazed window and door to side elevation, ceiling light point

### Stairs & Landing

Having a fitted carpet, handrail, ceiling light point, central heating radiator, doors leading thereof

### Bedroom 1

3.42 x 3.58 (11'2" x 11'8")

Having a fitted carpet, central heating radiator, UPVC double glazed window to the fore, fitted wardrobes and draws, door to storage cupboard providing loft access

### Bedroom 2

3.41 x 2.72 (11'2" x 8'11")

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

### Bathroom

3.04 x 1.86 (9'11" x 6'1")

Having a fitted carpet, low level bath with taps over, wash hand basin with taps over, close coupled WC, part splashback wall tiles, UPVC double glazed window with obscure glass to the rear, central heating radiator, square shower enclosure with tiled walls, Triton electric shower, ceiling light point

### Rear Garden

Having a path leading through to a rear garden with a gated rear entrance, having a selection of mature plants and shrubs to the boundaries with a mature lawn, and two brick-built outbuildings.

### Material Information

Material Information: Ask the agent for further information.

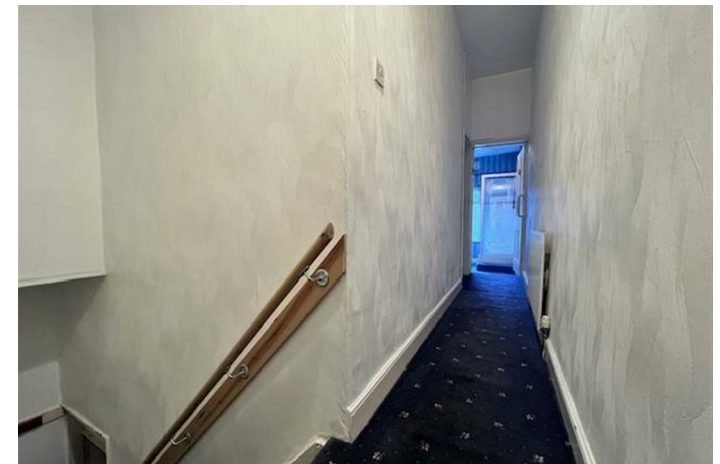
### Disclaimer

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.

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Money Laundering Regulations: Intending purchasers will be asked to produce documentation at the offer stage, and a one-off fee of £36.00 per applicant is payable. We ask for your co-operation to prevent a delay in agreeing the sale.







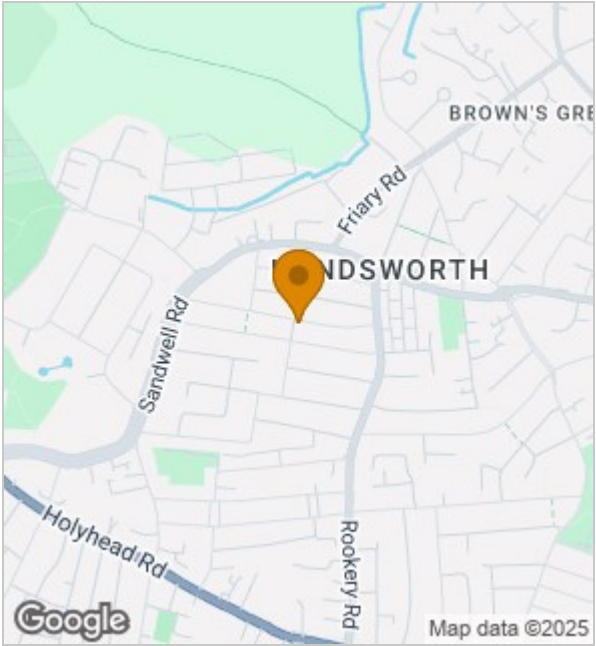




Floor Plans



Area Map



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Energy Performance Graph

