



Uplands Road Handsworth, B21 8BU

Offers Over £139,950

midland
residential



2  1  2  C 

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.

DISCLAIMER NOTICE: Digital Markets, Competition and Consumers Act 2024 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 £36.00 per applicant is payable. We ask for your co-operation to prevent a delay in agreeing the sale.



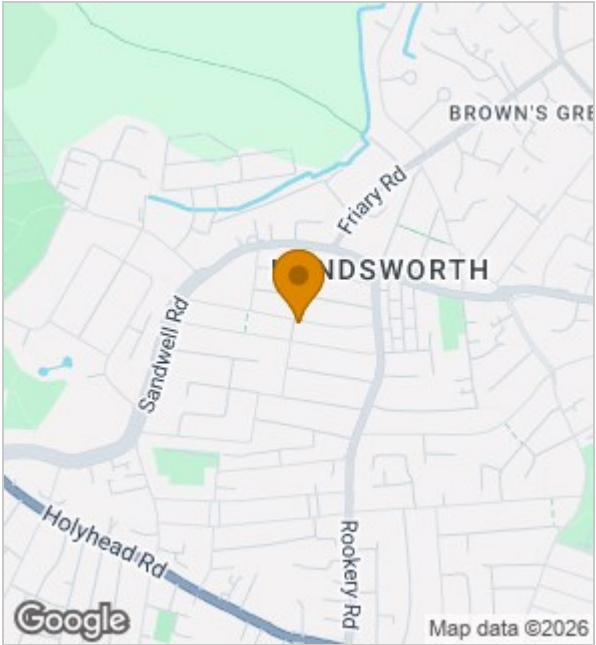




Floor Plans



Area Map



Property Particulars. These particulars, whilst believed to be accurate, are set out as a general guide and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations 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 assist with any queries you may have regarding the property, arranging a mortgage, or providing a sales valuation on your existing home. These Particulars of Sale were prepared and photographed by **Midland Residential**. Unless stated otherwise or agreed through separate negotiation, items contained within the property will not remain upon completion of the sale. All measurements are approximate and must not be relied upon.

Disclaimer Notice

The Digital Markets, Competition and Consumers Act 2024 (DMCCA). The Agent has not tested any apparatus, equipment, fixtures, fittings, or services, and therefore does not verify whether they are in working order, fit for purpose, or within the ownership of the sellers. The buyer must assume any information provided is incorrect unless verified by their own solicitor or surveyor. The Agent has not checked the legal documentation to verify the legal status of the property or the validity of any guarantees. All measurements in these particulars are approximate, and photographs are provided for general guidance only. Items shown in photographs are not included unless specifically mentioned in writing within these particulars. Separate negotiation may be available for such items. No assumption should be made regarding the property or locality that is not specifically shown or confirmed. **Misrepresentation Act 1967.** These particulars are not to be regarded as an offer or contract. Statements about the property are made without responsibility on the part of **Midland Residential** or the seller, and should not be relied upon as representations of fact. Purchasers must satisfy themselves by inspection or otherwise as to the accuracy of the particulars. Neither the client, the Agent, nor any employee has authority to make or give any representation or warranty regarding the property. **Tenure.** We have been advised by the vendor that the property is **Freehold**. The Agent has not had sight of the title documents; therefore, prospective purchasers are advised to obtain verification from their solicitors. **Anti Money Laundering Regulations.** In accordance with Anti-Money Laundering (AML) regulations, intending purchasers will be required to produce identification documentation at the offer stage. Failure to comply with this request will result in the offer being refused. A **non-refundable fee of £30.00 per person** is payable when an offer is accepted in principle. We appreciate your cooperation in helping to prevent delays in agreeing the sale.

Energy Performance Graph

