



**Wellington Road, Handsworth Birmingham B20 2DY**

**welcome to**

## **Wellington Road, Handsworth Birmingham**

\*\*\*FREEHOLD\*\*\*MID TERRACE\*\*\*FIVE BEDROOMS\*\*\*TWO RECEPTION ROOMS\*\*\*TWO BATHROOMS\*\*\*DOUBLE GLAZING\*\*\*CENTRAL HEATING\*\*\*LARGE GARAGE\*\*\*

### **Agent Note**

Council Tax Band B

### **Approach**

Paved front door into

### **Porch**

Bricked Porch, with UPVC door and vinyl flooring, door into

### **Entrance Hall**

Stairs to first floor, understairs cupboard, radiator, vinyl flooring, floors to

### **Lounge**

13' not into bay x 12' 6" ( 3.96m not into bay x 3.81m )  
Double glazed bay window to front of property, carpeted, ceiling light point, radiator

### **Dining Room**

12' 6" x 10' 1" ( 3.81m x 3.07m )  
Ceiling light point, vinyl flooring, radiator, door into lean to.

### **Kitchen**

11' 3" x 8' 10" ( 3.43m x 2.69m )  
Double glazed window to rear of property, radiator, tiled flooring, a range of wall and base units, sink and drainer, ceiling light point, space for freestanding white goods

### **Lean To**

10' 3" x 4' 7" ( 3.12m x 1.40m )  
Double glazed window, radiator, vinyl flooring, door to dining room

### **Ground Floor Bathroom**

Double glazed window to side, panelled and painted walls, tiled flooring, bath with shower over, sink, WC,







### **First Floor Bedroom One**

16' 10" x 13' 1" ( 5.13m x 3.99m )

Two double glazed windows to front of the property, Ceiling light point, radiator, carpeted

### **Bedroom Two**

11' 4" x 10' 11" ( 3.45m x 3.33m )

Double glazing window to rear, carpeted, ceiling light point, radiator

### **Bedroom Three**

11' 6" x 10' 2" ( 3.51m x 3.10m )

Double glazing to rear, carpeted, radiator, ceiling light point

### **Bathroom**

Double glazed window to side of property, bath with shower over, WC, sink, vinyl flooring, ceiling light point, radiator

### **Second Floor Bedroom One**

16' 11" x 13' 7" ( 5.16m x 4.14m )

Double glazed window to front of property, carpeted, radiator, ceiling light point

### **Bedroom Two**

11' x 9' 7" ( 3.35m x 2.92m )

Double glazed skylight to rear of property, carpeted, ceiling light point, radiator

### **Rear Garden**

Garden is spit into two parts, patio area with side shared access.

### **Garage**

Room for three cars, with rear access through access road



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## Wellington Road, Handsworth Birmingham

- FREEHOLD
- MID TERRACE
- FIVE BEDROOMS
- TWO RECEPTION ROOMS
- TWO BATHROOMS

Tenure: Freehold EPC Rating: D

**£285,000**



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 orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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