



40 Carlyle Road, Birmingham, B16 9BJ
£450,000

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Description

VIEWING IS ESSENTIAL TO APPRECIATE THE SPACE WITHIN THIS VICTORIAN TERRACE PROPERTY, boasting accommodation set across three floors. The property has plenty of storage throughout and a rear garden. EPC Rating D valid until 20 July 2033. Council Tax Band E.

Location:

The property is situated within Edgbaston, home to the much enjoyed Summerfield Park, the picturesque Edgbaston Reservoir and a variety of well regarded schools.

The location boasts excellent transport links to the City Centre via various frequent bus routes, and two main road arteries via Hagley Road and Dudley Road.

The area has a number of developments underway or planned to include the Metro Tram link via Hagley Road, the new Midland Metropolitan Hospital, as well as a transport improvement scheme for Dudley road and the development of Edgbaston Reservoir in planning.

The popular Lightwoods Park and Warley Woods are also nearby; providing peaceful, green spaces. Warley Woods is a 100 acre community park and has become the centre of a thriving community. The park's mix of woodland, open meadow, play area and golf course provide a picturesque green environment for dog walkers, joggers and families to enjoy all year round. The park within the woods hosts a variety of events to include an annual music festival (picnic in the park) and summer open theatre performances.

The amenities of Cape Hill, such as Windmill Shopping Centre, can be found within one mile of the property.

Summary

* Traditional mid terrace property boasting an abundance of character waiting for the visionary.

* Accommodation set across three floors

* Vestibule entrance which opens into a welcoming entrance hallway with access to useful under stairs storage

* Two reception rooms / bedrooms 1 & 2; front room with sash bay window, period high ceilings.

* Kitchen to the rear of the property provides excellent potential for an extension (subject to planning permission) leading to a utility room and downstairs bathroom

* Four bedrooms on the first floor. bedrooms 1,2,3 & 4

* Well appointed first floor bathroom with a walk-in shower cubicle

* Two bedrooms on the second (top) floor, plus a large narrow single bedroom

* There is a medium sized garden at the back, largely laid to hard standing. There is rear vehicle access through double security gates from Kingsleigh Road.

General Information

TENURE: The agent understands the property is Freehold.

SERVICES: Central Heating to radiators is provided by a combi boiler.

CURRENT USE: Social Housing lease.

AGENTS NOTE: was completely refurbished in 2005 when purchased.

The property needs refurbishment.

Please note, the photographs are provided for general outline assistance ONLY. The photographs are out of date and do not represent the current standard of presentation.

* Waiting on floor plans*

Supporting Documentation in place.

Photographs of exterior and interior

OS Location Plan

Internal Floorplan

Tenancy Contract

EPC

Gas Safety Certificate

Electrical Safety Certificate

Asbestos Report

Windows Invoice

Buyer fee and reservation

Genie Homes pride ourselves on our simple and secure buying process.

This sale is subject to a 2% plus VAT Buyers Fee and this is based on the agreed sale price.

Please contact us to arrange a viewing. We will ask you to provide proof of funds and photographic identification prior to attending, to make sure we cause minimal disruption to any tenants that may reside at the property.

Once you have viewed the property, we will ask you for feedback.

If you make an offer and it is accepted, the full 2% plus VAT is then applicable in order to take the property off the market within 2 working days of your offer.

Please note: Should the property purchase not complete, the reservation fee

will be refundable in ONLY these circumstances;

1. The vendor has withdrawn from the sale
2. The vendor has not disclosed details regarding the property that affects mortgage-ability. (For example, unforeseen significant structural movement as indicated by a structural survey.)

The benefits of a buyers fee to the buyer are:

- Properties are advertised at a reasonable purchase price in order to encourage a quick sale.
- This approach allows you to secure the property and start the conveyancing process quickly.
- Reservation of the property removes the element of competitive bidding and also the possibility of being gazumped.
- The risk of the sale falling through is minimized on both sides, buyers are committed financially and vendors know that buyers are serious.

All of these elements provide peace of mind from the outset, along with our personal and proactive approach.

We look forward to hearing from you soon.

Disclaimer

These particulars, whilst believed to be accurate are set out as a general guideline and do not constitute any part of an offer or contract. Intending Purchasers should not rely on them as statements of representation of fact,

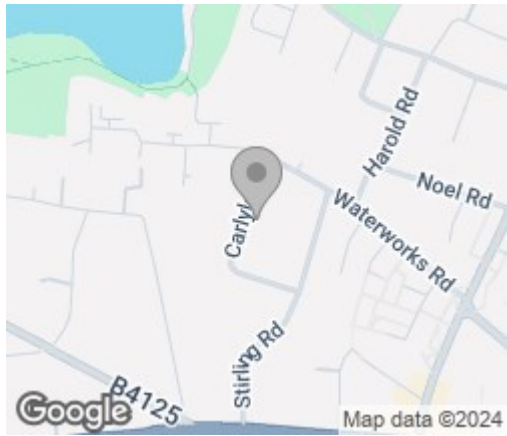
but must satisfy themselves by inspection or otherwise as to their accuracy. Please note that we have not tested any apparatus, equipment, fixtures, fittings or services including gas central heating and so cannot verify they are in working order or fit for their purpose. Furthermore, Solicitors should confirm moveable items described in the sales particulars and, in fact, included in the sale since circumstances do change during the marketing or negotiations. Although we try to ensure accuracy, if measurements are used in this listing, they may be approximate. Therefore if intending Purchasers need accurate measurements to order carpeting or to ensure existing furniture will fit, they should take such measurements themselves. Photographs are reproduced general information and it must not be inferred that any item is included for sale with the property.

Tenure - Freehold

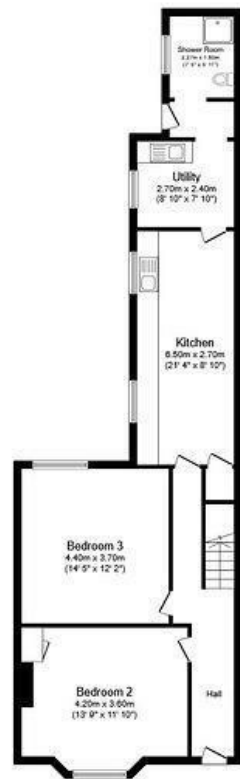
Possession - Social Housing lease in place.

Viewings - Strictly by appointment through Genie Homes





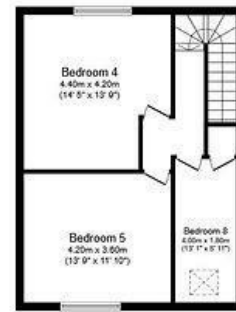
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		79
(69-80) C		
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



Ground Floor
Floor area 79.0 m²
(850 sq.ft.)



First Floor
Floor area 70.2 m²
(755 sq.ft.)



Second Floor
Floor area 47.4 m²
(510 sq.ft.)

TOTAL: 196.6 m² (2,116 sq.ft.)

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).

These particulars, whilst believed to be accurate are set out as a general outline only 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.