



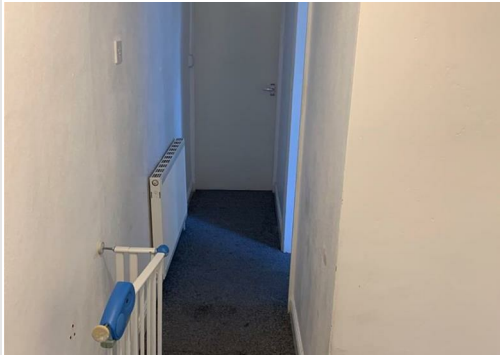
82 Willes Road, Birmingham, B18 4PY
Offers In The Region Of £150,000

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Property overview

Front Garden & Entrance

The property is approached via a neatly enclosed front garden, bordered by a low-level brick wall and timber fencing, leading to a welcoming front door that opens into the front reception room.

Front Reception Room

Measuring 3.34m x 3.29m (max), this bright and airy space features a three-sided double-glazed bay window to the front, providing ample natural light. The room is complemented by a decorative wooden fire surround and a central heating radiator, with a door leading to the rear reception room.

Rear Reception Room

The rear reception room (3.34m x 3.72m) is a comfortable living area with a double-glazed window overlooking the rear garden. The room also boasts a central heating radiator and a staircase leading to the first floor, along with a door that opens into the kitchen.

Kitchen

The kitchen (2.60m x 1.90m) is well-equipped with wall and base units, including a stainless steel sink, gas cooker point, and a central heating radiator. A UPVC double-glazed window offers views over the side garden, adding to the room's appeal.

Rear Garden

The private rear garden is enclosed by timber fencing and features a slabbed patio area, ideal for outdoor relaxation or entertaining.

First Floor Landing

The landing provides access to all first-floor rooms and has a hatch leading to the loft for additional storage.

Bedroom One

This well-proportioned bedroom (3.34m x 3.34m) benefits from a double-glazed window to the front and a central heating radiator.

Bedroom Two

Bedroom two (3.70m x 2.40m) is another spacious room, with a UPVC double-glazed window overlooking the rear garden and a central heating radiator for added comfort.

Upstairs Bathroom

The family bathroom is fitted with a panel bath and shower attachments, a low-level WC, and a pedestal wash hand basin. It also includes a central heating radiator and a UPVC double-glazed window to the rear 2.51m x 1.93m

Council Tax A

EPC

Winson Green Area

Discover Winson Green – A Vibrant Inner-City Hub in Birmingham

Located just west of Birmingham's city centre, Winson Green is a well-connected and culturally rich area, forming part of the Soho ward. Known for its diverse and dynamic community, the area is home to a blend of Afro-Caribbean, Asian, and other multicultural influences, creating a lively and welcoming atmosphere.

Residents benefit from convenient access to key amenities, including a large Tesco supermarket and the charming Victorian-era Spring Hill Library. The area is also in close proximity to City Hospital (formerly Dudley Road Hospital) and the site of the former All Saints' Hospital, making it ideal for professionals and families alike.

Winson Green offers a unique blend of history, community spirit, and urban convenience — perfect for those looking to invest or settle in a thriving part of Birmingham.

Buyers 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.

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

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
Tenant occupied or Vacant

VIEWING
Viewing strictly by appointment through Genie Homes

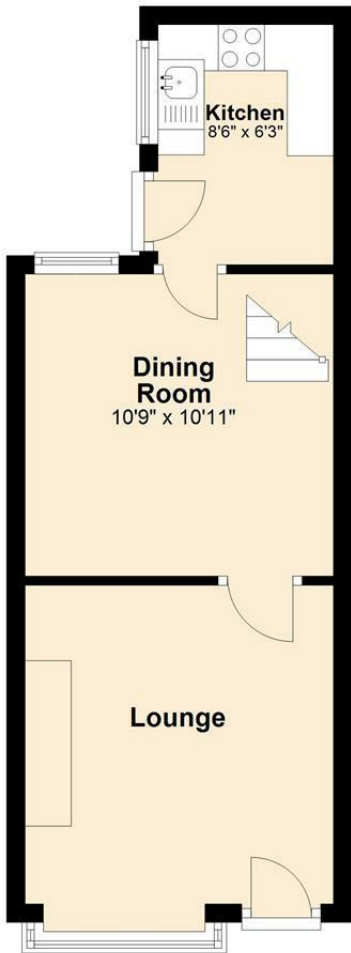




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	61	87
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

Ground Floor

Approx. 297.5 sq. feet



First Floor

Approx. 318.2 sq. feet



Total area: approx. 615.6 sq. feet

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