



Westley Road
Birmingham

Westley Road Birmingham B27 7UW

for sale guide price
£300,000



Property Description

Nestled in a sought-after location, this beautiful period property offers an exciting opportunity for buyers looking to create their dream home. Full of character and charm, the property boasts generous proportions throughout and is in need of modernisation, making it ideal for those keen to add their own stamp.

On the ground floor, you'll find three spacious reception rooms, a well-sized kitchen, and access to various outbuildings-perfect for additional storage or potential conversion. A garage and off-road parking add to the convenience.

Upstairs, the property offers four good-sized bedrooms, a family bathroom, and a separate WC. A basement level provides further space that could be utilised as a wine cellar, utility room, or hobby area.

This is a rare opportunity to acquire a substantial home with fantastic potential in a desirable area. Early viewing is highly recommended to appreciate the scale and possibilities of this unique property.

Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack

containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

Approach

The property is set back from the road behind a tarmac driveway providing off road parking with mature shrubs and trees and wooden gate to the front. Access to the house is via a block paved pathway leading to a wooden door with spyhole leading into:

Entrance Porch

Coving to ceiling, ceramic floor tiling and wooden leaded single glazed door leading into:

Reception Hallway

Coving to ceiling, ceiling light point with rose, dado rail, central heating radiator, original floor tiles (currently under carpet), built-in storage cupboard, stairs to first floor landing, wooden door to side elevation and further reconditioned original wooden doors off to three reception rooms and cellar.

Living Room

15' max x 14' 1" (4.57m max x 4.29m)
UPVC double glazed bow window to front elevation, coving to ceiling, ceiling light point with rose, picture rail, dado rail, coal effect

gas fire with marble surround and hearth, central heating radiator, power points, TV aerial point and telephone point.

Reception Room Two

.13' 1" x 12' 10" into recess (3.99m x 3.91m into recess)

Double glazed window to rear elevation, coving to ceiling, picture rail, ceiling light point, gas fire with marble surround and tiled hearth, central heating radiator and TV aerial point.

Reception Room Three

11' 11" max x 10' max (3.63m max x 3.05m max)

UPVC double glazed window to side elevation, coving to ceiling, ceiling light point with rose, open fire with cast iron surround and tiled hearth, central heating radiator, power points, quarry tiled flooring (currently under carpet), built-in storage cupboard and reconditioned original wooden door leading into:

Kitchen

10' 11" max x 9' 10" max (3.33m max x 3.00m max)

A range of oak effect wall and base units, roll top work surfaces incorporating a one and a half bowl stainless steel sink with mixer tap, fittings for cooker, plumbing for dishwasher, UPVC double glazed window to side elevation, power points, tiling to splashback areas, central heating boiler and UPVC leaded double glazed door to side elevation.

First Floor Landing

Two central heating radiators, coving to ceiling, dado rail, two loft access points and doors off to four bedrooms, bathroom and separate W.C.

Master Bedroom

13' 1" x 12' max (3.99m x 3.66m max)

UPVC double glazed window to front elevation, ceiling light point, picture rail, cast iron fireplace with wooden surround, central heating radiator and door leading into:

Bedroom Four / Study

9' 3" x 6' 8" (2.82m x 2.03m)

UPVC double glazed window to front elevation, ceiling light point, picture rail,

central heating radiator, power points and telephone point.

Bedroom Two

13' 1" max x 12' 8" into wardrobes (3.99m max x 3.86m into wardrobes)

UPVC double glazed window to rear elevation, ceiling light point, picture rail, cast iron fireplace with wooden surround, central heating radiator, power points, TV aerial point and built-in wardrobes.

Bedroom Three

13' 11" x 9' 10" into recess (4.24m x 3.00m into recess)

UPVC double glazed window to side elevation, picture rail, fireplace with cast iron surround and central heating radiator.

Bathroom

Suite comprising panelled bath with mixer tap and shower over, shower cubicle and vanity wash hand basin, UPVC obscure double glazed window to side elevation, wall mounted electric heater, tiling to walls and wood effect laminate flooring.

Separate W.C

Low level flush W.C, UPVC obscure double glazed window to side elevation, tiling to walls and wood effect laminate flooring.

Rear Garden

Block paved terrace, mainly laid to lawn garden areas, decking, feature pond with waterfall and a range of mature plants and shrubs.

Outbuildings

The property also has outbuildings including a garden room, utility room, W.C, garage and two workshops.

Detached Garden Room

Of UPVC construction with power points, TV aerial point and laminate flooring.

Tandem Garage









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

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