

# FOR SALE

[www.midlandresidential.co.uk](http://www.midlandresidential.co.uk)

midland  
residential



Oscott Road

Perry Barr, Birmingham, B42 2TA

Midland Residential is pleased to present this traditional two bedroom mid-terraced located in a well-established residential area of Perry Barr. Being nestled in a cul-de-sac location with easy access to local shopping amenities such as One Stop Shopping Centre with public transport links and local schools such as Eden Boys School and Prince Albert High School being nearby. The property benefits from two reception rooms, a fitted kitchen, two bedrooms and a first-floor bathroom. The property further benefits from gas central heating and double-glazed windows along with a presentable rear garden. Viewing strictly by appointment only.

Offers In The Region Of £165,950

# 42 Oscott Road

## Perry Barr, Birmingham, B42 2TA



- Mid Terraced Property
- Fitted Kitchen
- Double Glazed Windows (w/s)
- Council Tax Band A

- Two Bedrooms
- Shower Room
- Gas Central Heating

- Two Reception Rooms
- Rear Garden
- EPC Rating D

### Approach

Having a slabbed front garden with steps leading to front door

### Hallway

Having laminate flooring, central heating radiator, trip switch board and doors leading to

### Front Reception Room

13'8" x 8'2" (4.18 x 2.49)  
Having laminate flooring, UPVC double glazed bay window, ceiling light point

### Rear Reception Room

15'5" x 11'10" (4.72 x 3.63 )  
Having laminate flooring, ceiling light point, emergency lighting, central heating radiator, UPVC double glazed window to rear, doors leading to Kitchen and Stairs to first floor

### Kitchen

11'1" x 7'4" (3.38 x 2.26)  
Having UPVC double glazed windows to the side, tiled floor, emergency lighting, 'Main' boiler, a mixture of wall and floor units, laminate pine effect work tops, extractor fan, stainless steel sink with chrome mixer tap, stainless steel cooker hood, Bush gas hob and oven, central heating radiator, wooden door to garden

### Understairs Storage

Having tiled flooring, ceiling light point

### Stairs & Landing

Having a fitted carpet, wooden hand rail, ceiling light point, emergency lighting, central heating radiator, loft hatch and doors leading to

### Front Bedroom

11'5" x 11'11" (3.49 x 3.64)  
Having a fitted carpet, central heating radiator, UPVC double glazed window to the front, storage cupboard, ceiling light point

### Rear Bedroom

12'6" x 8'7" (3.82 x 2.64)  
Having a fitted carpet, UPVC double glazed window to the rear, central heating radiator, ceiling light point

### Bathroom

10'11" x 7'6" (3.33 x 2.29)  
Having fitted lino, UPVC double glazed obscure window to rear, central heating radiator, extractor fan, tiles around shower and basin, close coupled WC and wash hand basin with mixer tap with mounted mirror, walk in shower with glass screen and curtain rail, thermostatic shower with mixer tap over, enclosed light fitting

### Rear Garden

Having a paved patio area with a mixture of flowers and shrubs, mature lawn garden with shared public right of way point

### Material Information

Material Information: Council Tax Band: A with Birmingham council, Tenure: Freehold, Property type: Mid-Terraced, Property construction: Standard form, Electricity supply: Mains electricity, Solar Panels: No, Other electricity sources: No, Water supply: Mains water supplied by Severn Trent Water Sewerage: Mains supplied by Severn Trent Water, Heating: Central heating, Heating features: Double glazing, Broadband: FTTP (Fibre to the Premises), Mobile coverage: O2 - Good outdoor, variable in-home, Vodafone - Good outdoor, variable in-home, Three - Good outdoor, variable in-home, EE - Good outdoor. Parking: none, Building safety issues: No, Restrictions - Listed Building: No, Restrictions - Conservation Area: No, Restrictions - Tree Preservation Orders: None, Public right of way: Yes - Shared Public Right of Way through Rear Garden, Long-term area flood risk: There is a very low flood risk for this property. Coastal erosion risk: No, Planning permission issues: No, Accessibility and adaptations: None, Coal mining area: Located off the coalfield, Energy Performance rating: D. You should verify any answers which are important to you with your property

lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.

### Disclaimer

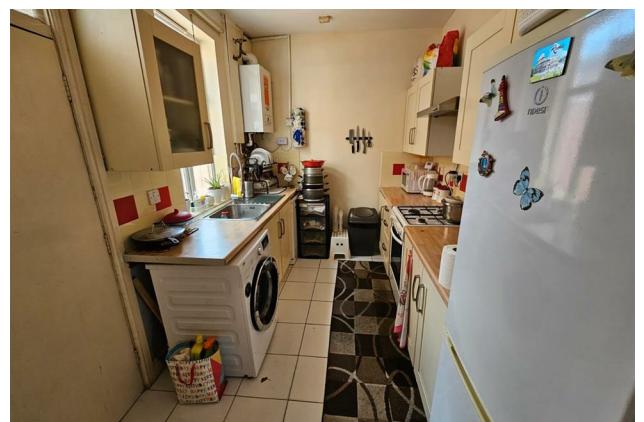
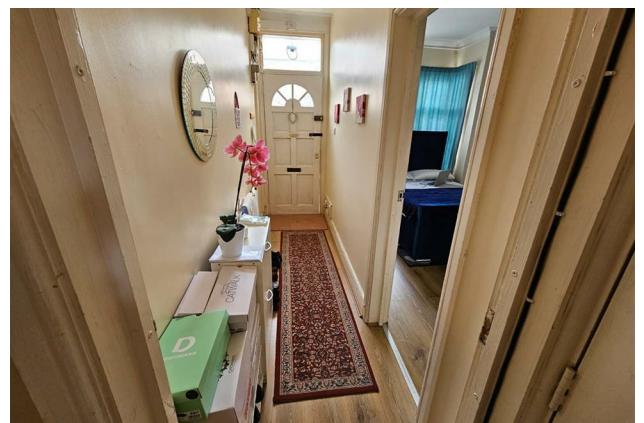
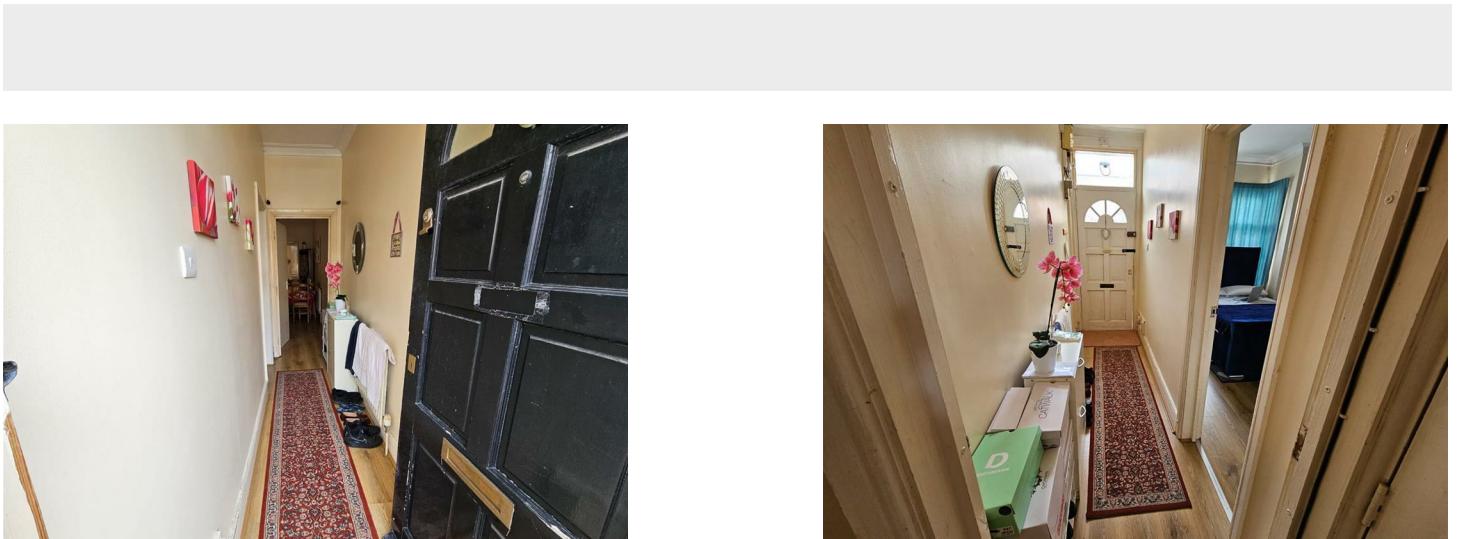
We would be delighted to discuss the purchase with you and to assist with any queries you may have regarding the property, arranging a mortgage or giving a sale valuation on your existing home. These Particulars of Sale were prepared and photographed by Midland Residential. Items contained within the property will not remain when the sale completes unless by separate negotiation.

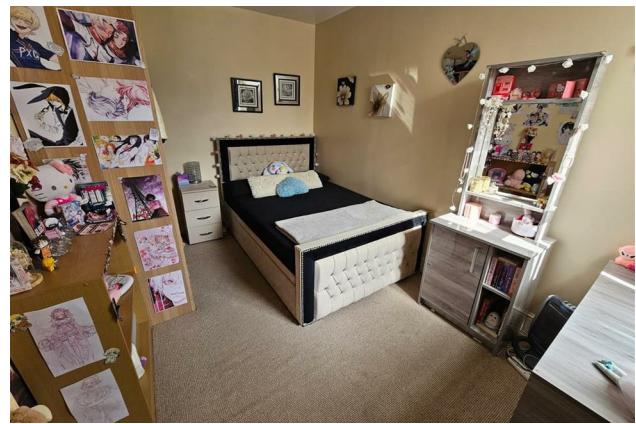
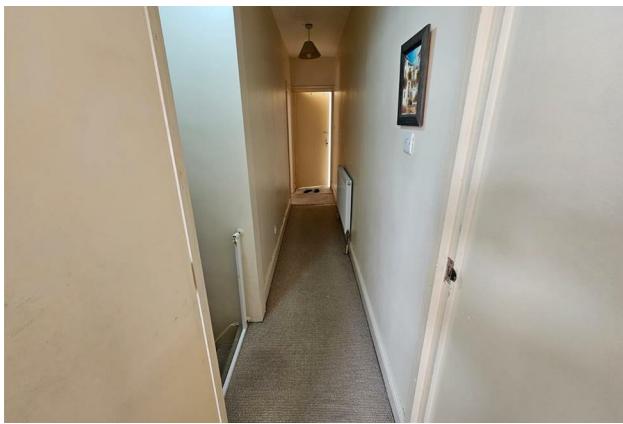
**DISCLAIMER NOTICE: Digital Markets, Competition and Consumers Act 2024**  
The Agent has not tested any apparatus, equipment, fixture, fittings or services, and so does not verify they are in working order, fit for their purpose, or within the ownership of the sellers, therefore the buyer must assume 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.





### Energy Efficiency Rating

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



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. No person in this firms 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 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:** Consumer Protection from Unfair Trading Regulations 2008: 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 validity of any guarantee. A buyer must assume the information is correct 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. Items shown in photographs are not included unless specifically mentioned in writing with the sales particulars. A separate negotiation may be available.

**Misrepresentation Act 1967:** These particulars are not to be regarded as an offer or a contract. 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 himself 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.

**Tenure:** We have been advised by the vendor that the property is Freehold. The agent has not had sight of the title documents and therefore, a prospective buyer is advised to obtain verification from their solicitors.

**Money Laundering Regulations:** Intending purchasers will be asked to produce documentation at the offer stage. We ask for your co-operation to prevent a delay in agreeing the sale. A non-refundable fee of £30.00 per person is payable at the point of the offer being accepted.