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**DELHURST ROAD, GREAT BARR
BIRMINGHAM, B44 9UU**



MUCH IMPROVED THREE BEDROOM SEMI-DETACHED PROPERTY IS NOW AVAILABLE 'FOR SALE' IN MUCH SOUGHT AFTER RESIDENTIAL AREA. IDEAL FAMILY PURCHASE AS BENEFITS FROM FAMILY FRIENDLY AMENITIES NEARBY. CALL TO ARRANGE YOUR VIEWING AND MAKE US AN OFFER!

- SEMI-DETACHED PROPERTY
- GAS CENTRALLY HEATED
- RECEPTION/DINING ROOM
- PARKING ON DRIVEWAY
- CURRENTLY TENANTED
- THREE BEDROOMS
- FULLY DOUBLE GLAZED
- UPSTAIRS BATHROOM
- NEAR LOCAL AMENITIES
- ENERGY RATING – D (56)

For Sale: Offers in Excess of £240,000

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Entrance:

From pavement, tarmacadam double width driveway for up to two vehicles with gate to side provides access to rear gardens. Double glazed to three elevations including door leads into:-

Porch:

Tiled flooring, panelled ceiling and lantern styles light to wall. Double glazed composite door with leaded glass leads into:-

Hallway:

Carpeted flooring, pendant light fitting and smoke alarm to ceiling, double panel radiator, alarm control panel to wall and built-in recess cupboard within wall (used to shoe storage). From hallway, door to side leads into:-

Reception/Dining Room: 21'6" (max, into bay) x 11'6" (max) 10'3" (min)

Carpeted flooring, two double panel radiators, double glazed bay window to front elevation, pendant light fitting and recessed spotlights to ceiling, wall mounted central heating thermostat, fire surround with marble mantle and hearth with inset gas fire.

Panelled door to side leads into **under stairs cupboard** with carpeted flooring, pendant light fitting, wall mounted shelving, houses gas meter and fuse board. Glass panelled door to rear leads into:-

Kitchen: 14'7" x 8'2" (max) 6'6" (min)

Fully tiled flooring, wall mounted Logic central heating combination boiler, carbon monoxide alarm to wall, heat sensor and track spotlights to ceiling, double glazed door with obscured glass and two double glazed windows to rear elevation. Kitchen comprises of:- Kitchen base, drawer and wall units, work surfaces with partly tiled walls as splash back, inset one and a half bowl sink, drainer and mixer tap. Spaces provided for fridge/freezer, washing machine and freestanding gas cooker with chrome extractor hood above.

From hallway, carpeted stairs with handrail to the wall leads to first floor landing, double glazed window with obscured glass to side elevation, alarm control panel to

wall, access to loft space, pendant light fitting and smoke alarm to ceiling. Panelled door to side, leads into:-

Bedroom One (Rear): 13'8" x 8'10" (max, into recess) 6'7" (min, to wardrobe front)

Carpeted flooring, double panel radiator, pendant light fitting with additional recessed spotlights, double glazed window to rear elevation overlooking gardens, range of fitted bedroom furniture including wardrobes, bedside tables and bridging cupboards. From landing, panelled door to side leads into:-

Bedroom Two (Front): 12'5" x 8'3"

Carpeted flooring, double panel radiator, pendant light fitting with additional recessed spotlights and double-glazed window to front elevation. From landing, panelled door towards front leads into:-

Bedroom Three (Front): 9'2" x 6'2"

Carpeted flooring, double panel radiator, pendant light fitting with additional recessed spotlights and double-glazed window to front elevation. From landing, panelled door to rear leads into:-

Bathroom: 8'2" x 5'4"

Linoleum flooring, fully tiled walls, double glazed window with obscured glass to rear elevation, recessed spotlights to ceiling, chrome heated towel rail, mirrored cabinet and extractor fan to side wall. Suite comprises of:- Panelled bath with electric shower, shower rail and curtain above, pedestal wash basin and low-level flush toilet.

Rear Garden:

From kitchen, steps down onto part concrete and partly paved patio area with gated access onto side passageway which in turn, provides access to frontage. Garden is mostly laid as lawn which leads to sizable paved patio towards rear boundary with metal garden shed (to remain).

Please Note:

The property is currently rented as a family home for a **£1,000.00 per calendar month** (exclusive of bills) and the occupying tenants currently are on a Periodic Tenancy requiring two months' notice (subject to the Governments recent legislative changes).



THE PROPERTY MISDESCRIPTIONS ACT 1991

We confirm that to the best of our knowledge all statements in these particulars are correct. They have been checked and agreed by the seller. However we would advise that the statements have been based upon verbal information given and understood, but without reference to the appropriate body, ie Local Authority, Planning Department, etc. Accordingly we suggest that any matter of concern should be checked by a professional adviser prior to purchase.

We have not tested any apparatus, equipment, fixtures, fittings or services and cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor prior to purchase.

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Services:

All mains gas, electricity and water are connected; none of these services have been tested during our inspection.

Tenure:

We are advised that the property is **Freehold**, confirmation of which should be obtained by reference to the title deeds.

Local Authority Charge: (Financial Year 2025-26)

The property has been 'Banded B' (information correct as per Valuation Office Agency website) and falls under the jurisdiction of **Birmingham City Council**. For the current financial year, council tax charges are **£1,739.89 per annum** (subject to annual increment).

Energy Performance Rating: D (56)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

Are you Looking for Mortgage Advice??

Ring **0121-448-0717** and speak to our mortgage advisor for '**best advice**' and '**whole of market**' quotations from leading banks and building societies.

Money Laundering:

We have procedures in place and controls which are designed to prevent money laundering through the purchase of the property. Should we suspect that a supplier, customer, client or employee is committing a money laundering offence as defined by the **Proceeds of Crime Act 2002**, we will in accordance with our legal responsibilities disclose any information and suspicion to the National Crime Intelligence Service.

Additional Photographs:

Reception Room:



Kitchen:



Rear Garden:



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