



**Westminster Road, Handsworth B20 3LH**

**Offers In The Region Of £329,950**

**midland**  
**residential**



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Midland Residential are delighted to present this substantial six-bedroom end-terraced property on the popular Westminster Road in Handsworth. Arranged over three floors, this deceptive family home offers versatile accommodation throughout, making it an excellent opportunity for large families, investors or those seeking generous living space. The ground floor comprises a welcoming entrance hallway leading to two well-proportioned receptions, a well-appointed kitchen with ample storage and workspace, together with additional storage rooms and a wet room. The first and second floors provide six well-proportioned bedrooms, offering flexible accommodation for growing families, home working or guest rooms. The property further benefits from a master bathroom. Externally, the property enjoys a block-paved front garden, with a low-maintenance rear garden. Located within easy reach of shops, supermarkets, schools and local parks, with excellent public transport links providing easy access to Birmingham City Centre. An ideal opportunity to acquire a substantial family home, in need of some modernisation, in one of Handsworth's established residential areas. Early viewing is highly recommended to fully appreciate the size, versatility and potential this impressive property has to offer.

- End Terrace
- Six Bedrooms
- Three Storey
- Two Reception Rooms
- Gas Central Heating
- Double Glazed (WS)
- No Chain
- EPC: D
- Tax Band: B

# Description

## Approach

Having a block paved front garden with steps leading to:

## Vestibule

0.96 x 1.89 (3'1" x 6'2")  
Having laminate flooring, consumer fuse board, door leading through to the hallway through a part-glazed panelled door with stained patterned window, ceiling light point

## Entrance Hallway

Having laminate flooring, part decorative wall panelling, central heating radiator, ceiling light point, doors leading thereof

## Front Reception Room

5.44 (into bay) x 4.99 (widest point) (17'10" (into bay) x 16'4" (widest point))  
Having laminate flooring, fire door, coal effect gas fire with fire surround and tiled backing, central heating radiator, UPVC three-sided double-glazed window to the fore, ceiling light point

## Rear Reception Room

4.61 x 4.14 (widest point) (15'1" x 13'6" (widest point))  
Having a fitted carpet, fire door, coal effect gas fire with fire surround and tiled backing, central heating radiator, UPVC double-glazed window to the rear, ceiling light point

## Wet Room & WC

1.40 x 1.52 or (1.70 into window) (4'7" x 4'11" or (5'6" into window))  
Having vinyl flooring, close-coupled WC, wash hand basin with hot and cold tap over with plastic-clad splashback, splashback wall tiles, shower with thermostatic mixer with shower attachments, splashback walls, polished chrome central heating towel rail, UPVC double-glazed window with obscure glass to the side elevation, ceiling light point

## Kitchen

4.25 (furthest point) x 3.42 (widest point) (13'11" (furthest point) x 11'2" (widest point))  
Having tiled flooring, fire door, a selection of wall and base units with door fronts, laminated work surface with chrome sink inset with a hot and cold mixer tap over, electric freestanding cooker with cooker extractor fan over, central heating radiator, ECO compact boiler, UPVC double-glazed window to the side elevation, wooden door leading through to the rear garden.

## Stairs and Landing to First Floor

Having a fitted carpet, with bannister and handrail leading through to the landing. part decorative wall panelling, central heating radiator, roof light window, under-stairs storage cupboard, doors leading there off and stairs to the second floor

## Bedroom 1

4.65 x 4.24 (15'3" x 13'10")  
Having laminate flooring, fire door, central heating radiator, UPVC double glazed window to the fore, ceiling light point.

## Bedroom 2

3.63 x 2.82 (widest point) (11'10" x 9'3" (widest point))  
Having laminate flooring, fire door, central heating radiator, UPVC double glazed window to the fore, ceiling light point.

## Bedroom 3

4.6 x 4.21 (15'1" x 13'9")  
Having laminate flooring, fire door, central heating radiator, UPVC double glazed window to the rear, ceiling light point.

## Bedroom 4

3.47 x 3.41 (11'4" x 11'2" )  
Having laminate flooring, fire door, central heating radiator, UPVC double-glazed window to the rear, ceiling light point.

## Master Bathroom

3.35 (furthest point) x 2.14 (10'11" (furthest point) x 7'0")  
Having tiled flooring, floor to ceiling splashback wall tiles, bathroom suite comprising of a P-shaped bath with curved shower screen, bath filler tap with shower riser over, quadrant shower enclosure with Mira electric shower, close-coupled WC, wash hand basin with tap over and

vanity unit below with storage unit, polished chrome central heating towel rail, expelair wall mounted extractor fan, UPVC double glazed window with obscure glass to the side elevation, recessed ceiling spotlights.

## Stairs and Landing to Second Floor

Having a fitted carpet, banister and handrail, roof light window, ceiling light point, doors leading thereof

## Bedroom 5

4.66 x 4.24 (15'3" x 13'10" )  
Having a fitted carpet, fire door, central heating radiator, UPVC double-glazed window to the rear, ceiling light point

## Bedroom 6

3.68 x 2.5 (12'0" x 8'2")  
Having a fitted carpet, fire door, roof light window to the fore.

## Garden

Having a slabbed surface leading to the rear

## Material Information

Council Tax Band: B with Birmingham council, Tenure: Freehold, Property type: End-Terraced, Property Construction: Standard form, Electricity supply: Mains electricity, Other electricity sources: No, Solar Panels: No, Water supply: Mains water and sewerage supplied by Severn Trent Water (the vendor has reported that the water meter is outside the

property). Heating: Central Heating, Broadband, Highest available download speed, Standard 9mpbs, Superfast 267mpbs and Ultrafast 1800mpbs. Highest available upload speed, Standard 0.9mpbs, Superfast 41mpbs and Ultrafast 1000mpbs. Mobile coverage: O2 – Good outdoor and in-home, Vodafone - Good outdoor and variable in-home, Three - Good outdoor and variable in-home, EE - Good outdoor, variable in-home. Parking: No specific parking provisions. Building safety issues: No, Restrictions - Listed Building: No, Restrictions - Conservation Area: No, Restrictions - Tree Preservation Orders: None, Public right of way: No, Private right of way: No, 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: No, 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.











Floor Plans



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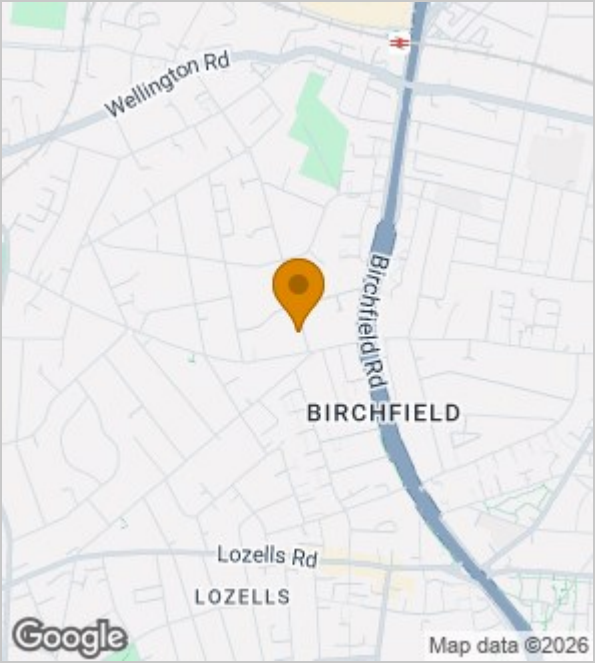
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**Tenure.** We have been advised by the vendor that the property is **Freehold**. The Agent has not had sight of the title documents; therefore, prospective purchasers are advised to obtain verification from their solicitors.

**Anti Money Laundering Regulations.** In accordance with Anti-Money Laundering (AML) regulations, intending purchasers will be required to produce identification documentation at the offer stage. Failure to comply with this request will result in the offer being refused. A **non-refundable fee of £55.00 per person** is payable when an offer is accepted in principle. We appreciate your cooperation in helping to prevent delays in agreeing the sale.

Area Map



Energy Performance Graph

