



Connells

Prestwood Road
Weoley Castle

Prestwood Road Weoley Castle B29 5EE

for sale guide price
£260,000



Property Description

The property is located on the sought-after Prestwood Road and was built in 1932. It is ideally located near the Queen Elizabeth Hospital, Royal Orthopaedic, University of Birmingham and the Birmingham Heath Innovation Campus, while there are also a number of local parks, play areas, all-weather sporting facilities that include Weoley Hill Cricket, Bowling and Tennis Clubs. The countryside in Frankley is only 1.5 miles away - an ideal spot for picnics and walks.

The property sits next to Bournville Village Trust and benefits from excellent local schools which include University of Birmingham Schools, Our Lady and St Rose of Lima Catholic Primary School and Princethorpe Infant School.

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

Set back from the roadside behind a sizeable and well-maintained lawned front garden, footpath leads to the main accommodation, front door with charming double-glazed white-fret Georgian window, 2 motion-sensor feature lights, external tap, gate to side allowing access to rear garden.

Entrance Hallway

A welcoming and neutral hallway allowing access to front elevation, double-glazed white-fret Georgian windows allowing ample light, staircase rising to first floor, storage cupboard (with light- and power-points), ceiling light-point, tiled floor with insulation beneath, mains-powered smoke alarm, carpeted staircase leading to first floor landing, doors onto open plan living area, guest WC and substantial under-stairs cupboard.



Open Plan Living

26' 3" x 10' 4" (8.00m x 3.15m)

Spacious open-plan living area which has 7 double-glazed white-fret Georgian windows, French doors and kitchen door allowing an ample amount of natural light. This bright lounge flows effortlessly onto open-plan dining and kitchen area and benefits from pristine large real wood flooring throughout the living quarters. Offering plenty of space for both living and sitting area, the space also benefits from double-glazed French doors onto the rear garden as well as multiple power sockets and TV points, panelled radiators, high ceiling with light-points.

Fitted Integrated Kitchen

13' 1" x 6' (3.99m x 1.83m)

A modern fully-fitted integrated kitchen that boasts a number of high-quality appliances which include cooker, washer/drier, dishwasher and fridge/freezer. Providing substantial storage, there are matching wall and base cupboard units which have under-cupboard lighting. Additionally, there is a wall-mounted Worcester Bosch Greenstar 27cdi Condensing Boiler with wireless thermostat which has been recently serviced.

Ground Floor Guest W/C

Modern low-flush WC, wash hand basin, tiled floor, ceiling light-point, frosted double-glazed white-fret Georgian window to front elevation.

First Floor Landing

Having double-glazed white-fret Georgian window to side elevation, fitted carpet, loft access with pull-down ladder, ceiling light-point, mains-powered smoke alarm, doors onto:

Bedroom One

14' 10" x 9' 1" (4.52m x 2.77m)

A spacious and bright master bedroom offering ample space for bedroom furniture having double-glazed white-fret Georgian window to rear elevation, fitted carpet with well-insulated and soundproofed underlay, panelled radiator, ceiling light-point, ample power sockets and TV point.

Bedroom Two

11' 8 x 8' 5" (3.35m 8 x 2.57m)

A second double bedroom having double-glazed white-fret Georgian window to front elevation and benefits from wonderful views of the large grassed area to the front of the property, panelled radiator, ceiling light-point, ample power sockets and TV point.

Bedroom Three

11' 4" x 7' 5" (3.45m x 2.26m)

The third double bedroom having double-glazed white-fret Georgian window to rear elevation, fitted carpet with well-insulated and soundproofed underlay, panelled radiator, ceiling light-point, ample power sockets and TV point.

Family Bathroom

A modern, stylish and neutral family bathroom having frosted double-glazed white-fret Georgian window to front elevation, large panelled bath with electric power shower as well as a mixer tap shower, low-flush WC, wash hand basin, shaver point, heated towel rail, spotlights, floor to ceiling tiles, large storage cupboard (with light).

Loft

Offering the opportunity for a loft conversion having pull-down ladder, boarded above double layer of insulation, power points, ceiling light-points.

Rear Garden

An attractive low-maintenance rear garden having: a patio area which offers an ideal space for table and chairs, further garden laid to lawn, new fencing on zero-maintenance concrete posts and gravel boards, shed, two motion-sensor lights, gate to side offering access to front elevation.

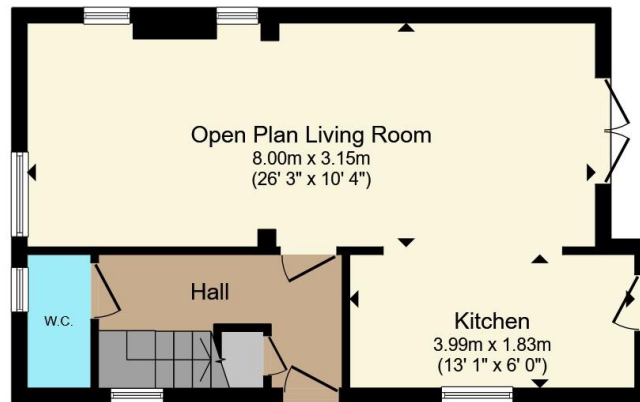
Transport Links

The nearby A38 Bristol Road offers easy and commutable access to Birmingham City Centre while there are comprehensive bus services available nearby offering easy access to Birmingham, Harborne and Selly Oak. The M6, M5 and M42 are also within easy reach.

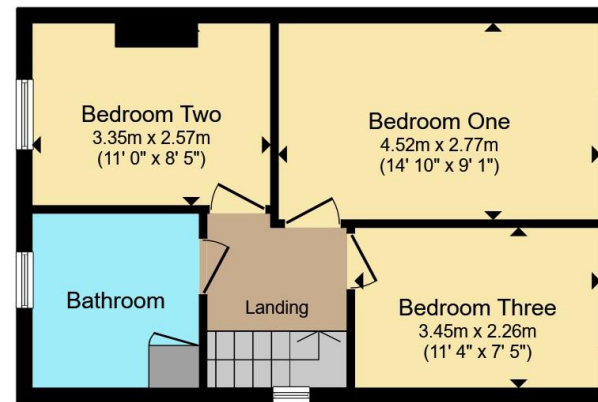








Ground Floor



First Floor

Total floor area 82.8 m² (891 sq.ft.) approx

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.propertybox.io

Connells

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Band: B

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