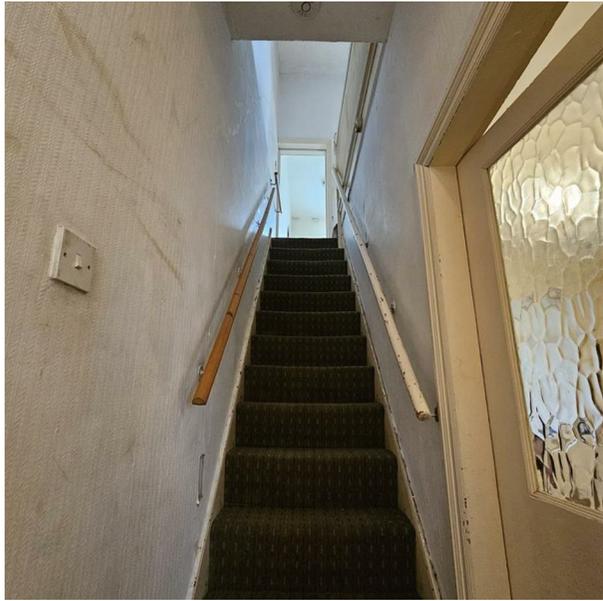


Regent Road, Handsworth, B21 8AS

Asking Price £180,000

Council Tax Band: A



\*Mid-Terraced Property\*\*Great Potential to Create Third Bedroom\*\*Two Double Large-sized Bedrooms\*\*Upstairs Large-sized Bathroom can be Converted into the Third Bedroom\*\*Two Reception Rooms Converted into One Through lounge\*\*Fitted Kitchen\*\*Covered Side Entrance leading to rear garden\*\*Double Glazed\*\*Gas Central Heating\*\*Excellent Location\*\*Ideal for Families and Investors\*\*Close to all Amenities\*\* Sold as Seen\*\*EPC D\*\*Council Tax Band A\*\*Freehold Property\*

This is a perfect property for families or investors and offers excellent potential for extension (subject to planning permission). While the house requires renovation, this presents a unique chance for buyers to personalise the space to their taste and style.

The property features a spacious through lounge, converted from two reception rooms, fitted kitchen with covered side entrance leading to rear garden. There is a first-floor bathroom, and two double bedrooms. It benefits from gas central heating and double glazing. The property offers excellent access to local shops, schools, and local amenities.

Hallway with two doors leading to:

Through Lounge (8.0m x 3.3m) Measured from front square bay window. The lounge has two windows and two radiators.

Kitchen (3.4m x 2.4m) The fitted kitchen has essential units, cooker and sink unit. It has a storage area.

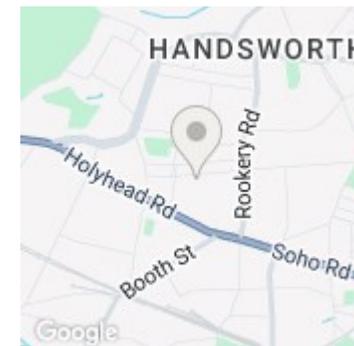
Covered side entrance leading to the rear garden (1.7m x 3.4m).

Upstairs

Bedroom One (4.48m x 3.31m) Positioned at the front of the property, this generously sized bedroom benefits from double glazing and a radiator.



**Open House Birmingham North West**



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	57	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	