

FOR SALE

www.midlandresidential.co.uk

midland
residential



Townley Gardens

Aston, Birmingham, B6 6LP

Midland Residential are pleased to present this three bed end-of-terrace house located in Aston. Being in need of modernisation, this property offers gas central heating with a newly installed boiler, double-glazed windows, a front and rear garden with a separate garage. Ideal for first-time buyers or investors. Sold with no onward chain. Viewings by appointment only.

Offers In The Region Of £209,950

28* Townley Gardens

Aston, Birmingham, B6 6LP



- Three Bedrooms
- Bath & Shower
- Spacious Reception
- Council Band: B
- Gas Central Heating
- Side Entry
- Modernisation Needed
- Double Glazed Windows (ws)
- Rear Garden
- EPC: C

Front Garden

Having a mature front lawn

Entrance

Having a UPVC glazed panel front door, with door access to store, with electric meter and fuse board

Hallway

Having a UPVC glazed door, fitted carpet, central heating radiator, ceiling light point, door to enclosed store, doors leading thereof

Kitchen

9'0" x 9'10" (2.755 x 3.00)
Having a selection of base units, laminate work surface with stainless steel sink, central heating radiator, UPVC double glazed window to the fore, ceiling light point

Lounge

15'7" x 15'11" (4.75 x 4.87)
Having a fitted carpet, two central heating radiators, UPVC double glazed panel doors, UPVC double glazed patio door to rear, ceiling light point and stairs to first floor

Stairs and Landing

Having a fitted carpet, painted handrail, loft hatch access, doors there off

Bedroom 1

11'2" x 9'11" (3.42 x 3.03)
Having a fitted carpet, central heating radiator, UPVC double glazed window to the fore

Bedroom 2

13'6" x 9'11" (4.12 x 3.03)
Having a fitted carpet, central heating radiator, UPVC double glazed window to the rear

Bedroom 3

8'3" x 5'10" (2.52 x 1.78)
Having a fitted carpet, central heating radiator, UPVC double glazed window to the rear

Bathroom

5'4" x 5'8" (1.65 x 1.73)
Having vinyl flooring, bath with taps, wash hand basin and pedestal with taps over, close coupled WC, plastic wall and ceiling panels, ceiling light point, extractor, UPVC double glazed window to the fore, Triton electric shower

Store

Housing Worcester boiler

Rear Garden

Having a slabbed patio, with a timber frame, rear lawn with raised walling

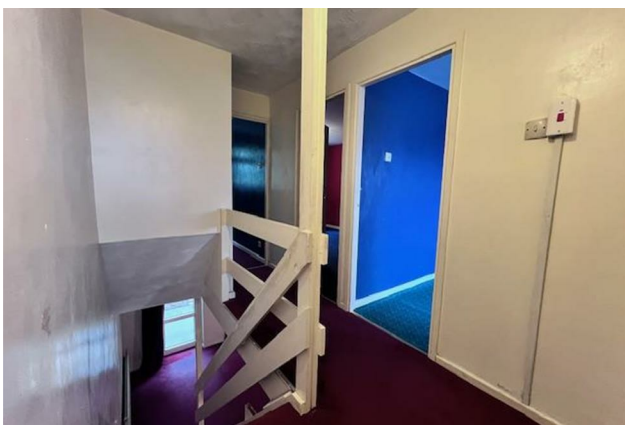
Separate Garage

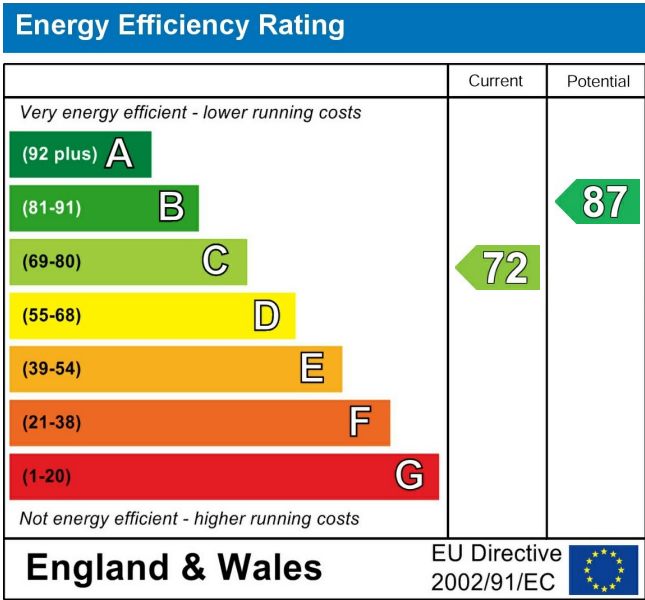
In need of improvements and repair.

Material Information

Council tax band: B, Tenure: Freehold, Property type: End Terraced House, Property construction: Standard form, Electricity supply: Mains electricity, Solar Panels: No, Other electricity sources: No, Solar Panels: No, Water supply: Mains water supply and Sewerage supplied by Severn Trent Water (it has been reported that there is no water meter at the property) Heating: Gas Central heating, Heating features: Double glazing, Broadband: FTTP (Fibre to the Premises), Highest Available Download Speed, Standard: 7mbps, Superfast: 57mbps and Ultrafast 1800mbps, Highest Available Upload Speed, Standard 0.8mbps, 11mbps and Ultrafast220mbps. Broadband, Highest available download speed, Standard 7mpbs, Superfast 57mpbs and Ultrafast 1800mpbs. Highest available upload speed, Standard 0.8mpbs, Superfast 11mpbs and Ultrafast

220mpbs. Mobile coverage: O2 - Good, Vodafone - Good, Three - Good, EE - Good, Parking: Rear Garage Building safety issues: No, Restrictions - Listed Building: No, Restrictions - Conservation Area: No, Restrictions - Tree Preservation Orders: None, Public right of way: No, Long-term area flood risk: No, Coastal erosion risk: No, Planning permission issues: No, Accessibility and adaptations: None, Coal mining area: No, Non-coal mining area: Yes, Energy Performance rating: C. The information contained is intended to help you decide whether the property is suitable for you. 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.





Property Particulars. These particulars, whilst believed to be accurate, are set out as a general guide and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's 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 assist with any queries you may have regarding the property, arranging a mortgage, or providing a sales valuation on your existing home. These Particulars of Sale were prepared and photographed by Midland Residential. Unless stated otherwise or agreed through separate negotiation, items contained within the property will not remain upon completion of the sale. All measurements are approximate and must not be relied upon.

Disclaimer Notice

The Digital Markets, Competition and Consumers Act 2024 (DMCCA). The Agent has not tested any apparatus, equipment, fixtures, fittings, or services, and therefore does not verify whether they are in working order, fit for purpose, or within the ownership of the sellers. The buyer must assume any information provided is incorrect unless verified by their own solicitor or surveyor. The Agent has not checked the legal documentation to verify the legal status of the property or the validity of any guarantees. All measurements in these particulars are approximate, and photographs are provided for general guidance only. Items shown in photographs are not included unless specifically mentioned in writing within these particulars. Separate negotiation may be available for such items. No assumption should be made regarding the property or locality that is not specifically shown or confirmed. Misrepresentation Act 1967. These particulars are not to be regarded as an offer or contract. Statements about the property are made without responsibility on the part of Midland Residential or the seller, and should not be relied upon as representations of fact. Purchasers must satisfy themselves by inspection or otherwise as to the accuracy of the particulars. Neither the client, the Agent, nor any employee has authority to make or give any representation or warranty regarding the property. 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.