



angelestates
your housing guardians

**LAUNDRY ROAD, CAPE HILL,
WARLEY, B66 4PR**



MID-TERRACED TWO BEDROOM PROPERTY IS NOW AVAILABLE TO VIEW 'FOR SALE' WITH NO UPWARD CHAIN. BENEFITS FROM CENTRAL HEATING, DOUBLE GLAZED, MANY FAMILY FRIENDLY FACILITIES NEARBY INCLUDING LOCAL PARKLAND. CALL TO ARRANGE A VIEWING AND MAKE US AN OFFER!

- MID-TERRACED PROPERTY
- GAS CENTRALLY HEATED
- SPACIOUS LOUNGE/DINER
- UPSTAIRS BATHROOM
- NO UPWARD CHAIN
- TWO BEDROOMS
- FULLY DOUBLE GLAZED
- FITTED KITCHEN
- QUIET RESIDENTIAL AREA
- ENERGY RATING – D (60)

For Sale: Offers in Excess of £170,000

Laundry Road, Cape Hill, Warley, B66 4PR

Entrance:

From pavement, single step up to double glazed entrance door with leaded, stained-glass panel leads into:-

Vestibule: 5'5" x 3'1"

Laminate flooring, pendant light fitting to ceiling and glazed panelled door leading into:-

Reception/Dining Room: 23'9" (max) 18'1" (min) x 10'9" (max) 6'3" (min)

Laminate flooring, two double panel radiators, two wall mounted light fittings, double glazed window to front elevation, smoke alarm to ceiling, wall mounted shelf, double glazed window to rear elevation, two built-in cupboards containing separate electric meter, fuse board and gas meter respectively. Panelled door to rear leads into:-

Inner Hallway: 5'8" x 2'4"

Vinyl flooring, light fitting to ceiling and open-access to **understairs cupboard** with vinyl flooring and shelving to walls. Panelled door towards rear leads into:-

Kitchen: 9'0" x 6'2"

Vinyl flooring, pendant light fitting to ceiling, double glazed window and separate double-glazed door both with obscured glass to the side elevation. Kitchen comprises of:- kitchen base, drawer and wall units, work surfaces (including separate breakfast bar to adjacent wall) with partly tiled walls as splashback, inset one and half bowl sink and mixer tap. Electric fan assisted oven, four burner gas hob and integrated extractor fan above.

From inner hallway, carpeted stairs lead to split-level first floor landing, double glazed window with obscured glass to side elevation, central heating thermostat to wall, two pendant light fittings, smoke alarm to ceiling and access to loft space.

From landing, single step up onto upper level with panelled door towards front, leading into:-

Bedroom One (Front): 11'1" x 10'9" (max, into recess) 9'10" (min)

Laminate flooring, double panel radiator, pendant light fitting to ceiling and double-glazed window to front elevation overlooking the neighbouring street outside. From landing, panelled door to side leads into:-

Bedroom Two (Middle): 12'4" x 7'10"

Laminate flooring, single panel radiator, ceiling mounted light fitting with trio of spotlights and double-glazed window towards rear elevation overlooking rear yard and garden. From lower level of landing, panelled door towards rear leads into:-

Bathroom: 8'10" (max, into recess) 6'7" (min) x 6'1" (max, into recess) 4'6" (min)

Vinyl flooring, light fitting to ceiling, double panel radiator and double-glazed window with obscured glass to rear elevation. Bathroom suite comprises of:- panelled bath with shower tap attachment and glass shower screen over, partly tiled and aqua-boarded walls around wet areas, pedestal wash basin with mixer tap and low-level flush toilet. Built-in airing cupboard with louvered door houses Biasi central heating combination boiler, carbon monoxide alarm and shelving.

From kitchen, double glazed door to side and single step-down leads into rear yard, opening into two-tier fully paved rear garden. Towards rear, metal garden shed (to remain) with gated access onto communal passageway with neighbouring mature trees provides natural shade, privacy and screening. Door to side leads into:-

Outbuilding: 5'9" x 4'3"

Concrete flooring, single glazed window to side, plumbing for washing machine, power and lighting.



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 2026-27)

The property has been 'Banded A' (information correct as per Valuation Office Agency website) and falls under the jurisdiction of **Sandwell Metropolitan Borough Council**. For the current financial year, council tax charges are **£1,496.30 per annum** (subject to annual increment).

Energy Performance Rating: D (60)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	60 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:

Through Loung/Dining Room:



Kitchen:



Rear Garden:



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