

FOR SALE

www.midlandresidential.co.uk

midland
residential



Oscott Road

Perry Barr, Birmingham, B42 2TA

Midland Residential are pleased to present this two bedroom terraced home situated in a popular area of Perry Barr. The property is conveniently located close to local shops, public transport links including bus and train routes and reputable schools such as Eden Boys' School, Birmingham, Broadway Academy and Prince Albert High School.

Offering an entrance hallway, two well-proportioned reception rooms, pantry area, fitted kitchen. On the first floor, two bedrooms and a family bathroom. To the rear, a garden with an outbuilding situated at the rear. The property further benefits from gas central heating, double-glazed windows and is sold chain-free. Early viewings are essential.

Offers In The Region Of £169,950

43 Oscott Road

Perry Barr, Birmingham, B42 2TA



- Mid Terraced Property
- Fitted Kitchen
- Gas Central Heating
- Council Tax Band A
- Two Bedrooms
- Family Bathroom
- Double Glazed Windows (w/s)
- Two Reception Rooms
- Rear Garden
- EPC Rating D

Entrance Hallway

Having a fitted carpet, central heating radiator, timber framed front door, ceiling light point, mains operated smoke detector, emergency lighting, doors leading thereof

Front Reception Room

12'11" into bay x 8'0" (3.96 into bay x 2.46)

Having a fitted carpet, central heating radiator, three sided UPVC double glazed window to the fore, gas and electric meter access points, ceiling light point

Rear Reception Room

12'3" x 11'5" (3.75 x 3.5)

Having a fitted carpet, central heating radiator, single glazed window to the rear, mains operated smoke detector and emergency lighting, ceiling light point, door to under store entry with wall light fitting, fitted carpet

Pantry

2'7" x 5'5" (0.8 x 1.67)

Kitchen

9'10" x 6'6" (3 x 2)

Having vinyl flooring, central heating radiator, selection of modern wall and base units

with matching door fronts, laminated worksurface, Lamona gas hob and oven below, stainless steel splashback, extractor fan over, stainless steel sink inset with tap over, brick effect/back wall tiles, UPVC double glazed window to the side elevation, Ideal logic central heating Boiler, mains operated heat detector, ceiling light point, mechanical extractor fan, timber frame door leading to the rear

Stairs to First Floor

Having a fitted carpet to the stairs and landing, mains operated smoke detector, heat detector to landing area, ceiling light point, doors leading thererof

Bedroom 1

11'3" x 11'5" (3.43 x 3.5)

Having a fitted carpet, central heating radiator, UPVC double glazed window to the fore, mains operated smoke detector, ceiling light point

Bedroom 2

12'4" x 8'2" (3.77 x 2.5)

Having a fitted carpet, central heating radiator, UPVC double glazed window to the rear,

mains operated smoke detector, ceiling light point, door leading to enclosed storage space with loft access above

Bathroom

9'10" x 6'5" (3 x 1.98)

Having vinyl flooring, central heating radiator, bath and side panel with glazed shower screen with hot and cold mixer tap, splashback wall tiles to bath area, close couple WC, wash and basin and pedestal below with hot and cold tap over and splashback tiles above, UPVC double glaze window to the rear with obscure glass, ceiling light point, mechanical extractor fan

Garden

Having a timber frame boundary fencing, brick built outbuildings, gates leading to the rear yard with a mature lawn, timber fencing which shared gated acts providing a right of way





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		85
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	



These particulars, whilst believed to be accurate are set out as a general outline for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation 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 to assist with any queries you may have regarding the property, arranging a mortgage or giving a sale valuation on your existing home. These Particulars of Sale were prepared and photographed by Midland Residential. Items contained within the property will not remain when the sale completes unless by separate negotiation.

DISCLAIMER NOTICE: Consumer Protection from Unfair Trading Regulations 2008: The Agent has not tested any apparatus, equipment, fixture, fittings or services, and so does not verify they are in working order, fit for their purpose, or within the ownership of the sellers, therefore the buyer must assume the information given is incorrect. Neither has the Agent checked the legal documentation to verify the legal status of the property or validity of any guarantee. A buyer must assume the information is correct until it has been verified by their own solicitor. All measurements in these sales particulars are approximate and photographs are deemed representative of the property but no assumption should be made in respect of the property or locality which might not be shown. Items shown in photographs are not included unless specifically mentioned in writing with the sales particulars. A separate negotiation may be available.

Misrepresentation Act 1967: These particulars are not to be regarded as an offer or a contract. Statements about the property are without responsibility on the part of Midland Residential, or their client, nor are they to be relied on as representations of fact. The applicant should satisfy himself by inspection or otherwise as to the accuracy of the particulars. No representation or warranty about the property is given by the client or the Agents or any of their employees authorised to do so.

Tenure: We have been advised by the vendor that the property is Freehold. The agent has not had sight of the title documents and therefore, a prospective buyer is advised to obtain verification from their solicitors.

Money Laundering Regulations: Intending purchasers will be asked to produce documentation at the offer stage. We ask for your co-operation to prevent a delay in agreeing the sale. A non-refundable fee of £55.00 per person is payable at the point of the offer being accepted.