



angelestates
your housing guardians

**LEES STREET, WINSON GREEN,
BIRMINGHAM, B18 5DB**



MODERN **FOUR BEDROOM END-TERRACED PROPERTY IS NOW AVAILABLE '**FOR SALE**' AND BENEFITS FROM **NO UPWARD CHAIN**. THIS SPACIOUS FAMILY HOME HAS **MUCH TO OFFER** FIRST OR SECOND TIME BUYERS ALIKE. CALL TO ARRANGE YOUR **INTERNAL INSPECTION** AND **MAKE US AN OFFER!!****

- MODERN END-TERRACED
- GAS CENTRAL HEATING
- TWO RECEPTION ROOMS
- WELL MAINTAINED GARDENS
- NO UPWARD CHAIN
- FOUR BEDROOMS
- FULLY DOUBLE GLAZED
- UPSTAIRS BATHROOM
- OFF-ROAD PARKING
- ENERGY RATING – **C (74)**

For Sale: **Offers in Region of £235,000**

Lees Street, Winson Green, B18 5DB

Entrance:

From pavement, iron boundary railings and gates with paved pathway leading towards front entrance. Block paved section to right-hand side provides off-road parking for one vehicle. Beautifully presented kerb-edged borders with a variety of mature plants and shrubs surround the laid lawn area providing a little tranquil front-facing oasis for garden enthusiasts! Exterior door to side of entrance leads into metering cupboard housing gas meter and metal cased cabinet containing electric meter and additional RCD fuse board. Adjacent double-glazed entrance door leads into:-

Porchway: 6'4" (max) 2'5" (min) x 5'9" (max) 3'4" (min)

Linoleum flooring, panelled ceiling with smoke alarm and wall mounted baulk head light fitting. Door to side leads into internal store cupboard (2'4" x 1'10") with linoleum flooring and shelves. Double glazed door to opposite side, leads into:-

Hallway:

Fully tiled flooring, double panel radiator, wall mounted fuse board, open access to understairs, pendant light fitting and smoke alarm to ceiling. Glass panel door to side, leads into:-

Downstairs Toilet: 4'9" x 2'4"

Linoleum flooring, lighting fitting to ceiling, extractor fan to external wall, double glazed window with obscured glass to front elevation, low-level flush toilet with water meter adjacent and wall mounted corner wash hand basin. From hallway, glass panelled door to side leads into:-

Reception Room (Front): 16'3" x 11'6"

Carpeted flooring, double panel radiator, light fitting to ceiling and double glazed 'bow-styled' window to front elevation. From hallway, glass panelled door towards rear leads into:-

Kitchen: 11'2" (max) 9'5" (min) x 10'1" (max) 7'7" (min)

Fully tiled flooring, enclosed light fitting to ceiling and double-glazed window to rear elevation. Kitchen comprises of:- Range of kitchen base, drawer and wall units, wine rack, four open end shelf display units, work surfaces above units with partly tiled walls as splashback, inset one and a half bowl stainless steel sink drainer and mixer tap. Electric fan-assisted double oven, four burner gas hob with integrated extraction hood above, space and plumbing provided for washing machine. Built-in cupboard/pantry with internal shelving. From kitchen, glass panelled door to side leads into:-

Dining Room (Rear): 14'9" (max, into recess) 10'10" (min) x 11'2" (max) 5'3" (min, within recess)

Fully tiled flooring, pendant light fitting to ceiling, double panel radiator, double glazed sliding patio doors to rear leads onto raised decking area, access (within recess) to home open-cabin wheelchair lift (between ground and first floors).

From hallway, stairs to first floor landing with handrail to adjacent wall, pendant light fitting to ceiling, access to loft space and wall mounted central heating thermostat. Door to side accesses former **airing cupboard (3'6" x 2'2")** with carpeted flooring and slatted shelves. From landing, panelled door to side leads into:-

Bedroom Three (Front): 11'6" x 10'5"

Carpeted flooring, pendant light fitting to ceiling, single panel radiator and double-glazed window to front elevation. Room benefits from two separate over stairs storage cupboards, baulk head cupboard **3'8" x 2'9"** with carpeted floor and hanging rail to wall, adjacent cupboard **2'10" x 2'9"** with carpeted floor and shelving. From landing, panelled door to side leads into:-

Bedroom One (Front): 11'8" x 11'6"

Carpeted flooring, pendant light fitting to ceiling, single panel radiator and double-glazed window to front elevation. From landing, adjacent door leads into:-

Bedroom Three (Rear): 11'6" (max) 8'5" (min) x 10'5" (max) 8'9" (min)

Carpeted flooring, pendant light fitting to ceiling, single panel radiator, double glazed window to rear elevation and home open-cabin wheelchair lift (between first and ground floors). From landing, panelled door to side leads into:-

Bedroom Four (Rear): 8'4" x 8'1"

Carpeted flooring, pendant light fitting to ceiling, double glazed window to rear elevation overlooking rear garden and wall mounted Worcester Borsh combination central heating boiler. From landing, door to side leads into:-

Bathroom: 6'5" x 6'2"

Linoleum flooring, enclosed lighting to ceiling, fully tiled walls surrounding wet areas and double-glazed window with obscured glass to rear elevation. Bathroom suite comprises of:- panelled bath with glass screen and electric shower above, pedestal wash basin and low-level flushing toilet.

Rear Garden:

From dining room, step out of rear patio doors directly onto decking area with balustrades and rope styled handrails. Step down to side onto paved pathway with side gated access to communal driveway. Adjacent to path, gravelled borders with decorative archway and fencing covered by flowering climbing plants leads through to lower section of garden, partly laid as lawn with large gravel border to left-hand side, mature tree to right-hand corner provides natural screening with well stocked boundary borders containing various shrubs, climbing plants (to fencing) and various additional potted plants.



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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Rear Garden (Cont.):

From rear decked area, door to left-hand side leads into gardeners' storage cupboard (10'4" x 3'6") with concrete flooring and wall mounted shelving. No power or lighting

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 **Birmingham City Council**. For the current financial year, council tax charges are **£1,830.25 per annum** (subject to annual increment).

Energy Performance Rating: C (74)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	80 C
55-68	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:

Kitchen:



Family Bathroom:



Rear Gardens (Lower Section):



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