



**Wilson Road, Birchfield B19 1LU**

**Offers Over £224,950**

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Midland Residential are pleased to present this well-presented and modernised 3-bedroom end of terraced house located in the Birchfield ward of Handsworth. Being vastly improved by the current owner, offering an entrance hallway, two well-proportioned reception rooms, a generous kitchen diner, lobby area for utility provisions, and a downstairs shower room with WC, along with understairs storage. On the first floor, a split-level landing, 3-bedrooms (with a well-proportioned master bedroom), and a family bathroom. To the rear, an easy to maintain garden with an outbuilding situated at the rear, with shared gated entry access leading to the fore. The property further benefits from gas central heating, double-glazed windows and is sold chain-free. Early viewings are essential. EPC Rating C. Birmingham Tax band A

- End Terraced Property
- Three Bedrooms
- Two Reception Rooms
- Kitchen Diner
- Downstairs Shower Room
- Upstairs Bathroom
- Rear Garden
- Gas Central Heating
- Council Tax Band A
- EPC Rating C

## Description

### Approach

Having a gated front garden, with brick-built boundary walls, slabbed floor, and steps leading to the front door.

### Entrance Hall

Having a UPVC double-glazed front door, laminate flooring, central heating radiator, ceiling light point, stairs leading to the first floor, under-stairs storage, and doors leading thereof:

### Front Reception Room

3.68 x 3.54 (12'0" x 11'7")

Having a fitted carpet, central heating radiator, UPVC double-glazed window to the fore, electric fuse board access point, gas meter access point, ceiling light point

### Rear Reception Room

3.74 x 3.00 (12'3" x 9'10")

Having a fitted carpet, central heating radiator, UPVC double-glazed window to the rear, ceiling light point

### Kitchen Diner

6.24 x 2.34 (20'5" x 7'8")

Having vinyl flooring, a selection of wall and base units with matching door fronts,

laminated work surfaces with stainless steel sink inset with tap over, part splashback wall tiles, Worcester central heating Boiler, two UPVC double-glazed windows to the side elevation, timber door providing yard access.

### Lobby

2.34 x 1.16 (7'8" x 3'9")

Having a tiled floor, tiled walls, plumbing for a washing machine, UPVC part panel, part double-glazed door leading to the rear, door leading thereof:

### Shower Room

2.34 x 1.26 (7'8" x 4'1")

Having tiled flooring, easy access shower enclosure, low level shower tray with bifold doors, thermostatic shower, basin and pedestal with tap over close, coupled WC, central heated towel rail, UPVC double-glazed window with obscure glass to the side elevation, mechanical extractor fan, ceiling light point

### Understairs Store Room

Having laminate flooring, ceiling light point

### Stairs and Landing

Being a split-level landing, having a fitted carpet, handrail and bannister leading through to the landing, central heating radiator, loft hatch access point, two ceiling light points, doors leading thereof:

### Bedroom 1

5.39 x 3.81 (17'8" x 12'5" )

Having a fitted carpet, two central heating radiators, two UPVC double-glazed windows to the fore

### Bedroom 2

3.68 x 3.59 (12'0" x 11'9")

Having a fitted carpet, central heating radiator, UPVC double-glazed window to the rear, ceiling light point

### Bedroom 3

2.67 x 2.46 (8'9" x 8'0" )

Having a fitted carpet, central heating radiator, UPVC double-glazed window to the side elevation, ceiling light point.

### Bathroom

1.84 x 1.64 (6'0" x 5'4" )

Having a tiled floor, bath with side panel with bath filler tap and shower attachment over, close-coupled WC,

wash hand basin with tap over and vanity unit below, centrally heated towel rail, part splashback wall tiles with plastic wall panelling, Triton Rapide electric shower, mechanical extractor fan, mirror fronted medicine cabinet, UPVC double glazed window with obscure glass to the side elevation, ceiling light point

### Rear Garden

Having slabbed surfaces throughout with side gated access leading to the fore, brick-built out-building to the rear.

### Material Information

Material Information: Council Tax Band: A with Birmingham council, Tenure: Freehold, Property type: End-Terraced, Property construction: Standard form, Electricity supply: Mains electricity, Solar Panels: No, Other electricity sources: No, Water supply: Mains water and sewerage supplied by Severn Trent Water, Heating: Central Heating, Broadband, Highest available download speed, Standard 7mpbs, Superfast 53mpbs and Ultrafast 1800mpbs. Highest available upload speed, Standard 0.8mpbs, Superfast 10mpbs and Ultrafast

2200mpbs, Mobile coverage: O2 – Good outdoor and in-home, Vodafone - Good outdoor, variable in-home, Three - Good outdoor and in-home, EE - Good outdoor and in-home. Parking: None, 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: There is a very low flood risk for this property. Coastal erosion risk: No, Planning permission issues: No, Accessibility and adaptations: None, Coal mining area: Located off the coalfield, Energy Performance rating: C 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.









## Floor Plans



**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.

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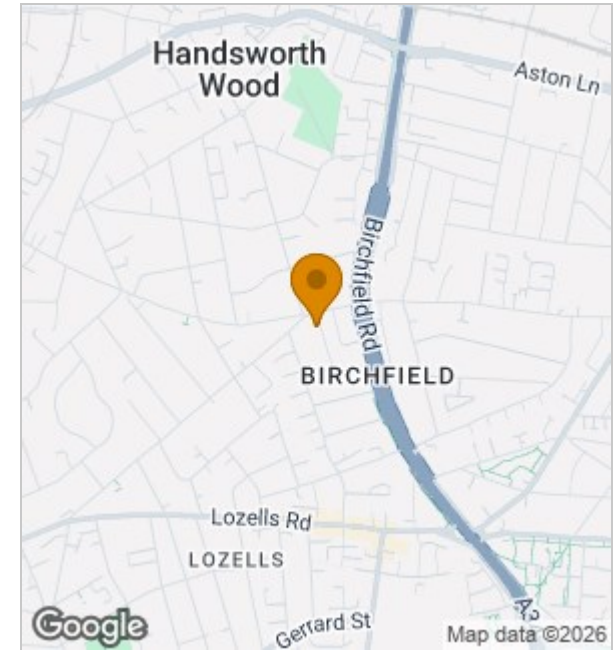
**Tenure.** We have been advised by the vendor that the property is **Freehold**. The Agent has not had sight of the title documents; therefore, prospective purchasers are advised to obtain verification from their solicitors.

**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.

£224,950

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## Area Map



## Energy Performance Graph

