

Greenway, Handsworth Wood B20 1EQ

Offers In The Region Of £264,950

midland residential









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Midland Residential are pleased to bring to market this three-bedroom end-terraced property, situated in the sought-after leafy area of Handsworth Wood. Conveniently tucked away from the main road, the property is approached by a shared paved pathway, offering a private environment, ideal for young families, with parking at the rear, having both a garage and carport for private parking. Being located near public transport links, with convenient access to Hamstead Railway Station, with nearby schools and local shops in close proximity.

The accommodation briefly comprises an enclosed porch, welcoming entrance hallway, reception room, kitchen/diner offering open-plan dining and food preparation, with additional store room, and a conservatory extension offering lots of natural light leading onto a well-presented slabbed patio. On the first floor, three well-proportioned bedrooms and a family bathroom, along with additional storage provision. Externally, the property offers a well-maintained lawned garden at the front and rear, with a with side gated access, with a generous-sized garage at the rear with an electric door. The garden space at the side offers future potential subject to planning, and provides gated access leading to Hamstead playing fields with a pathway leading towards Hamstead Village.

- End Terraced House
- Three Bedrooms
- Family Bathroom
- Extended Conservatory
- Garage & Rear Carport
- Double Glazed (where specified)
- Gas Central Heating
- Leasehold with Freehold Being Purchased Before Completion
- EPC D
- Council Tax B









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Further benefits include gas central heating and double-glazed windows (where specified). Offering excellent potential for a range of buyers, this property would make an ideal purchase for first-time buyers, families and investors alike. Currently leasehold with a 100 years remaining and a ground rent of £6.25 per annum, however the freehold title will be purchased upon completion of sale. Viewings are strictly by appointment only.

Description

Approach
Being accessed from a communal pathway, with a mature front lawn to the fore, with side gated acces leading through to the rear.

Porch
Having UPVC double glazed windows and door, wall light

Entrance Hallway
Having a wooden front door with a patterned glazed side panel, laminate flooring, central heating radiator, stairs leading to the first floor, glazed door and panel leading there through to the reception room, electric fuse board

Reception
4.848 x 4.217 (widest point) (15'10" x 13'10" (widest point))
Having laminate flooring, electric coal effect wall heater with a decorative fire surround, UPVC double glazed window to the fore, ceiling and wall lights, door leading thereof

Kitchen
2.982 x 5.200 (9'9" x 17'0")
Having tiled flooring, a selection of wall and base units, with built in extractor over the oven, laminated work surface with sink inset with tap over, fitted gas hob with oven below, central heating radiator, understairs storage access, UPVC double glazed window and double glazed patio door leading onto a conservatory, two ceiling light points

*Appliances being included in the sale:
Dishwasher, washing machine, tumble dryer, fridge freezer, microwave*

Conservatory
5.272 (furthest point) x 4.467 (widest point) (17'3" (furthest point) x 14'7" (widest point))
Having tiled flooring, UPVC double glazed panelled windows and doors, with polycarbonate roofing

Stairs and Landing
Having a fitted carpet with fitted handrails and bannister leading to the landing, closed storage cupboard, with gas boiler and thermostatic controls and shelving storage provision, loft hatch access point, doors leading thereof

Bedroom 1
4.057 x 3.268 (widest point) (13'3" x 10'8" (widest point))
Having laminate flooring, central heating radiator, double glazed timber framed window to the fore, ceiling light point

Bedroom 2
3.788 x 3.272 (widest point) (12'5" x 10'8" (widest point))
Having a fitted carpet, central heating radiator, timber framed single glazed window to the rear, ceiling light point

Bedroom 3
3.168 (furthest point) x 2.046 (widest point) (10'4" (furthest point) x 6'8" (widest point))
Having a fitted carpet, central heating radiator, timber framed single glazed window to the fore, over stair storage covered, ceiling light point

Bathroom
1.663 x 2.538 (5'5" x 8'3")
Having floor tiles, floor to ceiling wall tiles, white bathtub with internal handles and hot and cold tap over with tiled panelling, with an electric shower over and glazed shower screen, wash hand basin with hot and cold tap over and pedal stool below, close coupled WC, biday with taps over, central heating radiator, mirrored wall unit, single glazed obscure glass timber framed window to the rear, ceiling light point.

Garden
Having a good size paved patio, providing access to the fore and rear with gated access leading onto the side pathway leading through to Sandwell Valley, with a rear lawn gate leading through to the communal area, with two doors providing carport access, garage doors being open over electronic

Garage
Having a roller door, with electrics

Material Information
Ask Agent





































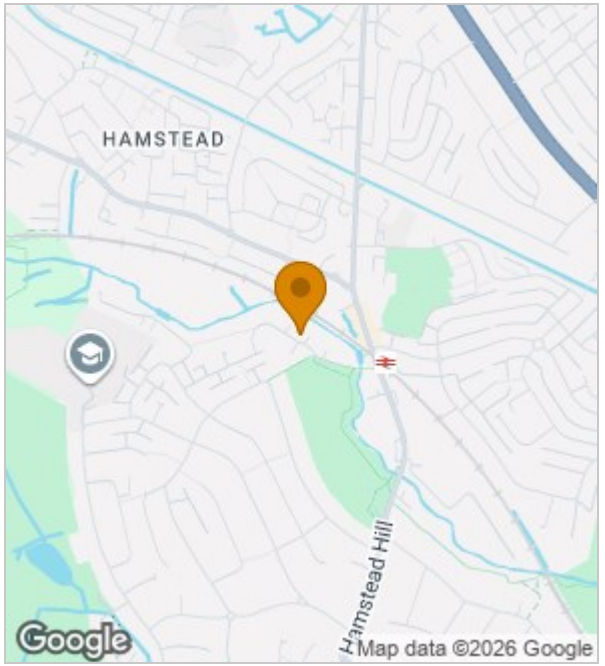




Floor Plans



Area Map



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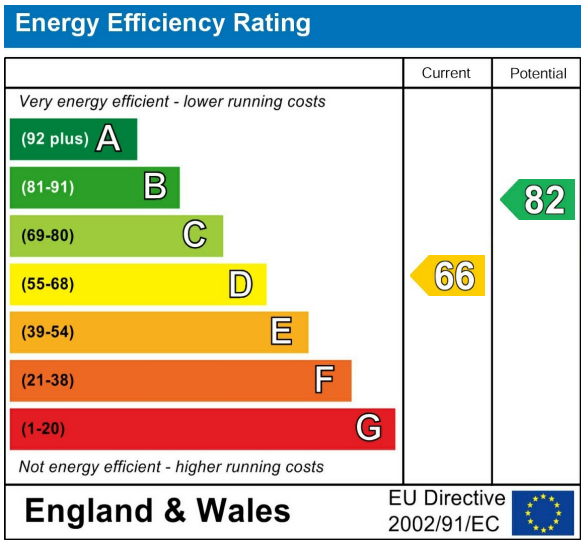
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Tenure. We have been advised by the vendor that the property is **Leasehold, (the freehold title is being purchased by the current owner)**. The Agent has not had sight of the title documents; therefore, prospective purchasers are advised to obtain 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.

Energy Performance Graph



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