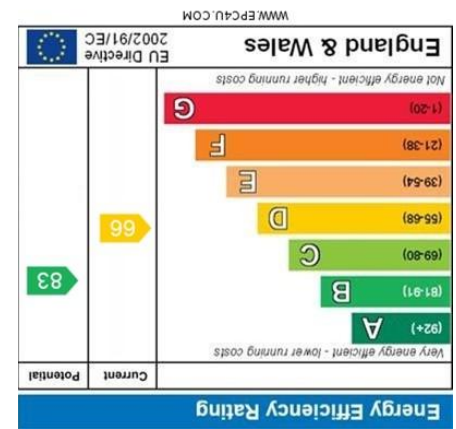


GUIDE TO THE RELATIONSHIP BETWEEN ROOMS  
NOT TO SCALE: THIS IS AN APPROXIMATE



If you require the full EPC certificate direct to your email address please contact the sales branch marketing this property and they will email the EPC certificate to you in a PDF format.  
Please note that on occasion the EPC may not be available due to reasons beyond our control, the Regulations state that the EPC must be presented within 21 days of initial marketing of the property. Therefore we recommend that you regularly monitor our website or email us for updates.  
Please feel free to relay this to your Solicitor or License Conveyer.



Great Barr | 0121 241 4441



- BEAUTIFULLY PRESENTED MID TERRACE FAMILY HOME
- TWO DOUBLE BEDROOMS
- WALK IN WARDROBE/BATHROOM
- EXTENDED KITCHEN
- TWO BATHROOMS

Westbourne Road, Handsworth, Birmingham, B21 8AU

Offers Over £180,000



## Property Description

\*\*\* DRAFT DETAILS - A WAITING VENDOR APPROVAL \*\*\*

We are delighted to introduce this exquisite mid two bedroom terraced property, currently listed for sale. This home features an array of unique attributes, making it an ideal choice for families and couples alike.

The property boasts two generously sized double bedrooms. Both rooms bask in an abundance of natural light, creating an airy and inviting atmosphere. Notably, the property offers two well-appointed bathrooms. The first is a large downstairs wet room, and the second comes with built-in wardrobes and a free-standing shower, providing a blend of functionality and luxury.

The kitchen has been recently refurbished, the kitchen comes equipped with modern appliances and a handy utility room adjacent. An added bonus is the extended kitchen area, providing plenty of space for culinary enthusiasts.

The property further benefits from two reception rooms. The first is adorned with large windows, a cozy fireplace, and elegant wood floors. The second reception room, also featuring wood floors, serves as a perfect dining area, ideal for hosting dinner parties or family meals.

One of the standout features of this home is undoubtedly the walk-in wardrobe/bathroom, offering the ultimate in comfort and convenience.

Situated in a location with excellent public transport links, nearby schools, and local amenities, this property strikes the perfect balance between convenience and lifestyle. This is a rare opportunity to own a home that blends classic architecture with modern living. Don't miss out on this exceptional property.

PORCH Door leading to:-

LIVING ROOM 14' 0" MAX x 11' 4" (4.27m x 3.45m) Having ceiling light point, window to front, laminate flooring, radiator and gas fireplace.

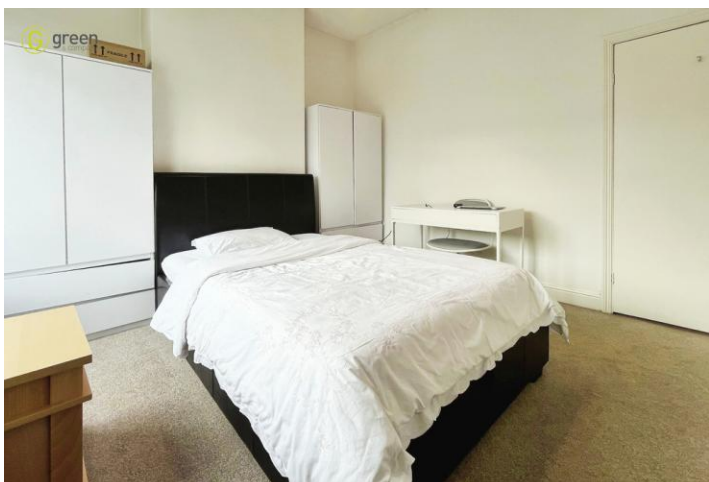
HALLWAY Having storage cupboard under stairs, further storage cupboard, radiator.

DINING ROOM 12' 0" x 10' 10" (3.66m x 3.3m) Ceiling light point, radiator.

KITCHEN 13' 0" x 5' 2" (3.96m x 1.57m) Wall and base units, free-standing oven, gas hob and extractor fan and built-in fridge, sink, window to rear, tiles splash back, spotlights.

UTILITY ROOM 13' 0" x 4' 4" (3.96m x 1.32m) Wall and base units, space for fridge/freezer, dishwasher, tumble dryer, washing machine, boiler, patio door to rear, tiled, ceiling light point.

WET ROOM Toilet, sink, cabinet, wet room area with free-standing shower, ceiling light point, window to rear, towel radiator.



FIRST FLOOR LANDING Ceiling light point.

BEDROOM ONE 12' 6" x 11' 6" (3.81m x 3.51m) Window to rear, ceiling light point, radiator, storage cupboard.

BATHROOM / BUILT IN WARDROBE 12' 8" x 6' 2" (3.86m x 1.88m) Built-in wardrobes, laminate flooring, sink, free-standing shower, toilet, window to rear, ceiling light point, radiator.

BEDROOM TWO 11' 6" x 11' 4" (3.51m x 3.45m) Ceiling light point, window to front, radiator.

OUTSIDE Paved, wooden gate to access rear alleyway.

Council Tax Band A - Birmingham

Predicted mobile phone coverage and broadband services at the property :-

Mobile coverage - voice and data likely available for EE, Three, O2 and Vodafone.

Broadband coverage:-

Broadband Type = Standard Highest available download speed 7 Mbps. Highest available upload speed 0.8 Mbps.

Broadband Type = Superfast Highest available download speed 75 Mbps. Highest available upload speed 20 Mbps.

Broadband Type = Ultrafast Highest available download speed 1000 Mbps. Highest available upload speed 220 Mbps.

Networks in your area - Virgin Media, Openreach

FIXTURES AND FITTINGS as per sales particulars.

TENURE

The Agent understands that the property is freehold. However we are still awaiting confirmation from the vendors Solicitors and would advise all interested parties to obtain verification through their Solicitor or Surveyor.

GREEN AND COMPANY has not tested any apparatus, equipment, fixture or services and so cannot verify they are in working order, or fit for their purpose. The buyer is strongly advised to obtain verification from their Solicitor or Surveyor. Please note that all measurements are approximate.

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