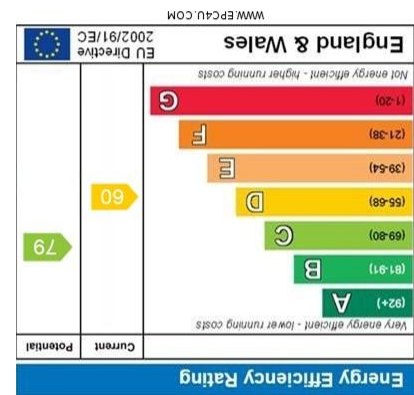


NOT TO SCALE. THIS IS AN APPROXIMATE GUIDE TO THE RELATIONSHIP BETWEEN ROOMS



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.



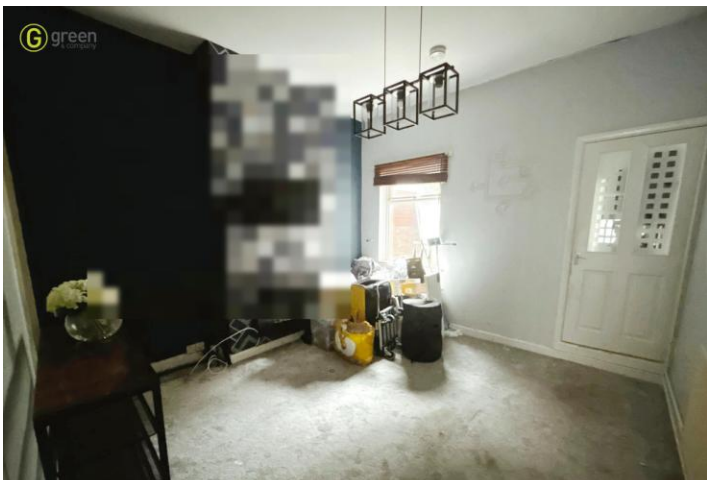
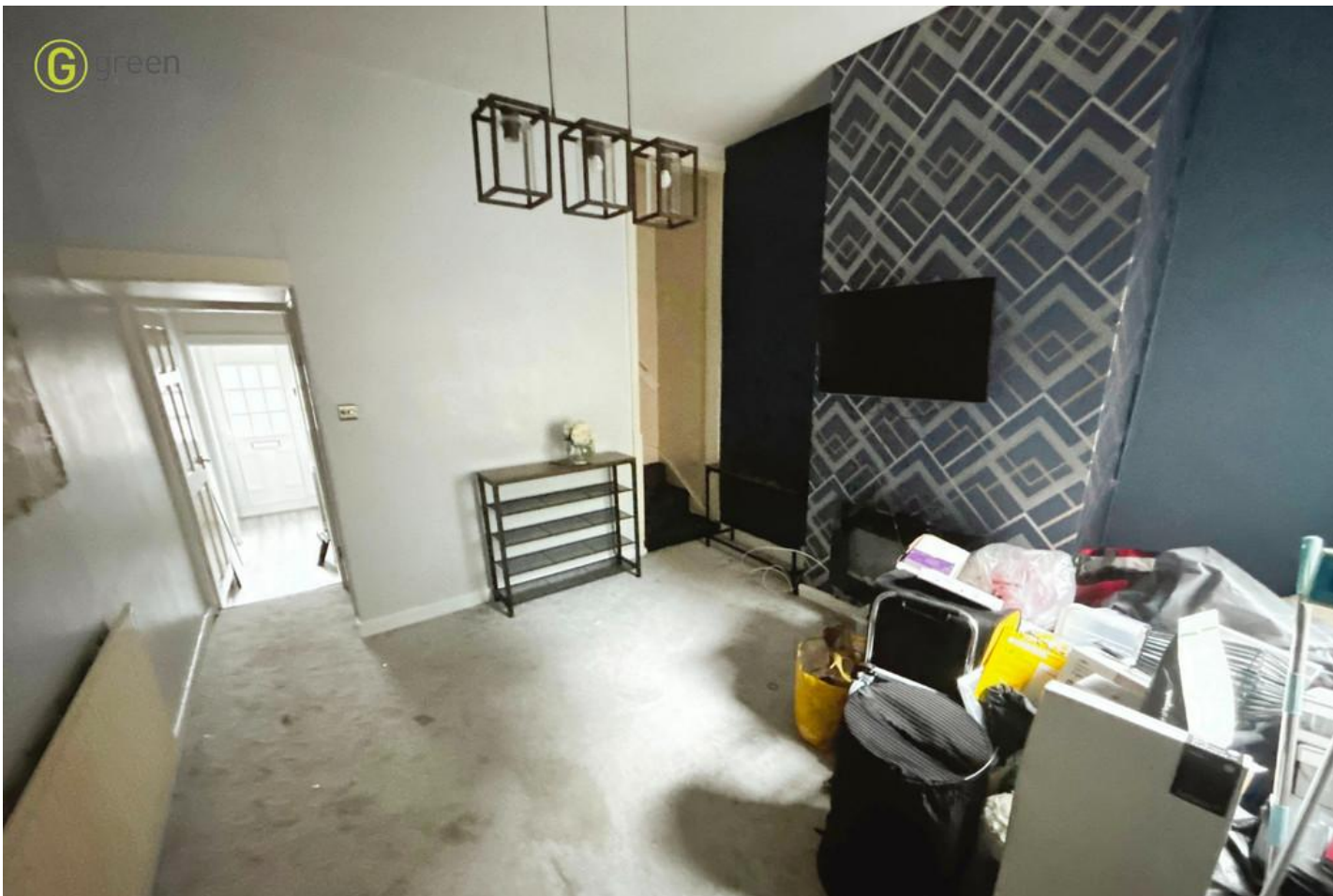
Great Barr | 0121 241 4441



- BEAUTIFUL MID TERRACE FAMILY HOME
- THREE BEDROOMS
- TWO RECEPTION ROOMS
- NO CHAIN
- PRIME LOCATION
- CLOSE TO SCHOOLS AND LOCAL AMENITIES

Hamilton Road, Handsworth, Birmingham, B21 8AH

£180,000



Property Description

DRAFT DETAILS AWAITING VENDOR APPROVAL

Offering a remarkable opportunity for both families and couples, this three bedroom mid terraced house is now on the market. The property is presented in good condition, ready to welcome its new owners.

The house comprises of three bedrooms, two of which are spacious double rooms, ideal for couples or use as a master and guest room, and a further single room, perfect for a child's room or home office. The large bathroom adds a touch of luxury and spaciousness, ensuring the morning rush is a thing of the past.

The property is designed with sociability in mind, featuring two reception rooms. Both rooms are filled with natural light from the large windows and the first room boasts a charming fireplace, adding a cosy feel during the colder months. The second reception room is accentuated by high ceilings, creating a sense of grandeur and space.

The house also includes a functional kitchen, with ample room for all your culinary needs.

Conveniently located, the property is within reach of public transport links, local amenities, and nearby schools making it ideal for families. The location combines the tranquillity of suburban living with the convenience of city life.

This property is an excellent opportunity for those seeking a balance of comfort, convenience, and space. Its potential for personalisation and its prime location makes it an exceptional choice for your next home.

The property is approached via paved pathway, gate to side access and paved foregarden leading to storm porch which has ceiling light point and front entrance door into:-

RECEPTION HALL Having ceiling light point, central heating radiator, doors off to; front reception room and inner hall.

FRONT RECEPTION ROOM 10' 11" x 9' into recess (3.33m x 2.74m) With double glazed box bay window to front, fireplace, coving to ceiling, ceiling light point.

INNER HALL Having useful storage cupboard under stairs and entrance through to:-

REAR RECEPTION ROOM 12' into recess x 12' 3" (3.66m x 3.73m) With double glazed window to rear, ceiling light point, open access to staircase, central heating radiator and door through to:-

KITCHEN 6' 7" x 10' 7" (2.01m x 3.23m) Having a range of base, wall and drawer units with work surfaces over, one and half bowl sink unit with mixer tap and drainer to side, double glazed window to side, door to rear garden, space and point for slot in cooker, space and plumbing for washing machine, cupboard housing gas central heating boiler, tiled splash backs, ceiling light point, central heating radiator and door through to:-

BATHROOM 6' 4" x 9' (1.93m x 2.74m) Having a white suite comprising; panel bath with fitted shower, low flush WC, pedestal wash hand basin, tiled walls, tiled flooring, obscure double glazed window to side and ceiling spot lighting.

FIRST FLOOR

LANDING Approached via return staircase to first floor landing, central heating radiator, ceiling light point, doors off to two bedrooms and doorway to bedroom three.

BEDROOM ONE 13' 10" into recess x 11' 1" (4.22m x 3.38m) With double glazed window to front, central heating radiator and ceiling light point.

BEDROOM TWO 12' 1" x 10' 10" (3.68m x 3.3m) With double glazed window to rear central heating radiator, ceiling light point and door to useful storage cupboard with loft access.

BEDROOM THREE 6' 5" x 10' 6" (1.96m x 3.2m) With double glazed window to rear, central heating radiator and ceiling light point.

OUTSIDE Having courtyard to side with gate to further garden.

Council Tax Band A Birmingham City Council

Predicted mobile phone coverage and broadband services at the property.

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

Broadband coverage - Broadband Type = Standard Highest available download speed 6Mbps. Highest available upload speed 0.7Mbps.

Broadband Type = Superfast Highest available download speed 115 Mbps. Highest available upload speed 20Mbps.

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

Networks in your area - Openreach, Virgin Media

The mobile and broadband information above has been obtained from the Mobile and Broadband checker - Ofcom website.

Sellers are asked to complete a Property Information Questionnaire for the benefit of buyers. This questionnaire provides further information and declares any material facts that may affect your decision to view or purchase the property. This document will be available on request.

Looking to make an offer? We are committed to finding the right buyer for the right property and try to do everything we can from the outset to ensure the sales we agree, subject to contract, will proceed to completion of contracts within a fair time frame that meets all parties' expectations. At one point during the offer negotiations, one of our branch-based mortgage advisers will call to financially qualify your offer. We recommend that you take this advice before making an offer.

BUYERS COMPLIANCE ADMINISTRATION FEE: in accordance with the Money Laundering Regulations 2007, Estate Agents are required to carry out due diligence on all clients to confirm their identity, including eventual buyers of a property. Green and Company use an electronic verification system to verify Clients' identity. This is not a credit check, so it will have no effect on credit history. By placing an offer on a property, you agree (all buyers) that if the offer is accepted, subject to contract, we, as Agents for the seller, can complete this check for a fee of £25 plus VAT (£30 inc VAT), which is non-refundable under any circumstance. A record of the search will be retained securely by Green and Company within the electronic property file of the relevant property.

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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