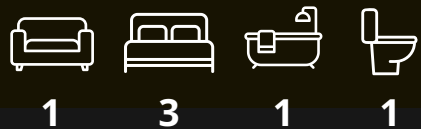




4 Preston Road, Winson Green  
Birmingham B18 4PJ

3/4 Bedroom Mid-Terraced HMO House



Price  
**£170,000**

**Thistle**  
estates

## PROPERTY OVERVIEW / LOCATION:

Located in the vibrant and diverse neighbourhood of Winson Green, Birmingham, this area is known for its close proximity to Birmingham City Centre, making it a prime spot for convenient urban living. Residents benefit from well-connected transportation options, including regular bus routes and the nearby Dudley Road tram line, ensuring quick access to the city and surrounding areas. Winson Green also offers a variety of local shops, supermarkets, and essential services, making daily errands easy and accessible. City Hospital is nearby, meeting the area's healthcare needs, and families have access to local schools, nurseries, and recreational spaces like Summerfield Park, ideal for outdoor activities and relaxation.

The community's multicultural character is evident in its array of local businesses, restaurants, and food markets, adding unique cultural flavour. With a range of housing options, from contemporary apartments to traditional terraced homes, Winson Green accommodates diverse lifestyles and budgets, offering a balanced and convenient lifestyle with both urban and community benefits.

## KEY FEATURES:

- Two Receptions
- Three Bedrooms
- Fitted Kitchen
- Ground Floor Bathroom
- Gas Central Heating
- Double Glazing
- Rear Garden

### Measurements:

**Front Reception /Bedroom (Front)**  
(4.09m (bay) x 2.38m)

**Reception Room (Rear)**  
(3.73m x 3.35m)

**Kitchen**  
(2.71m x 1.90m)

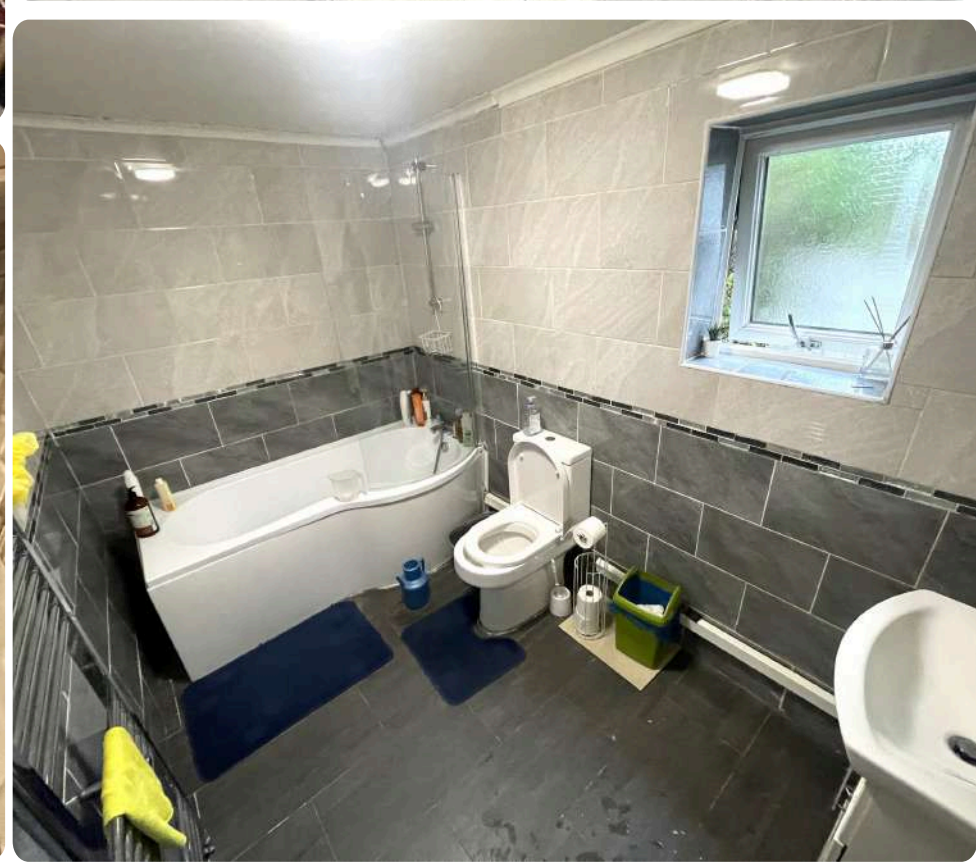
**Bedroom One (Front)**  
(3.45m x 3.30m)

**Bedroom Two (Rear)**  
(3.75m x 2.52m)

**Bedroom Three (Front)**  
(2.69m x 1.90m)

**Family Bathroom**  
(2.96m x 1.80m)





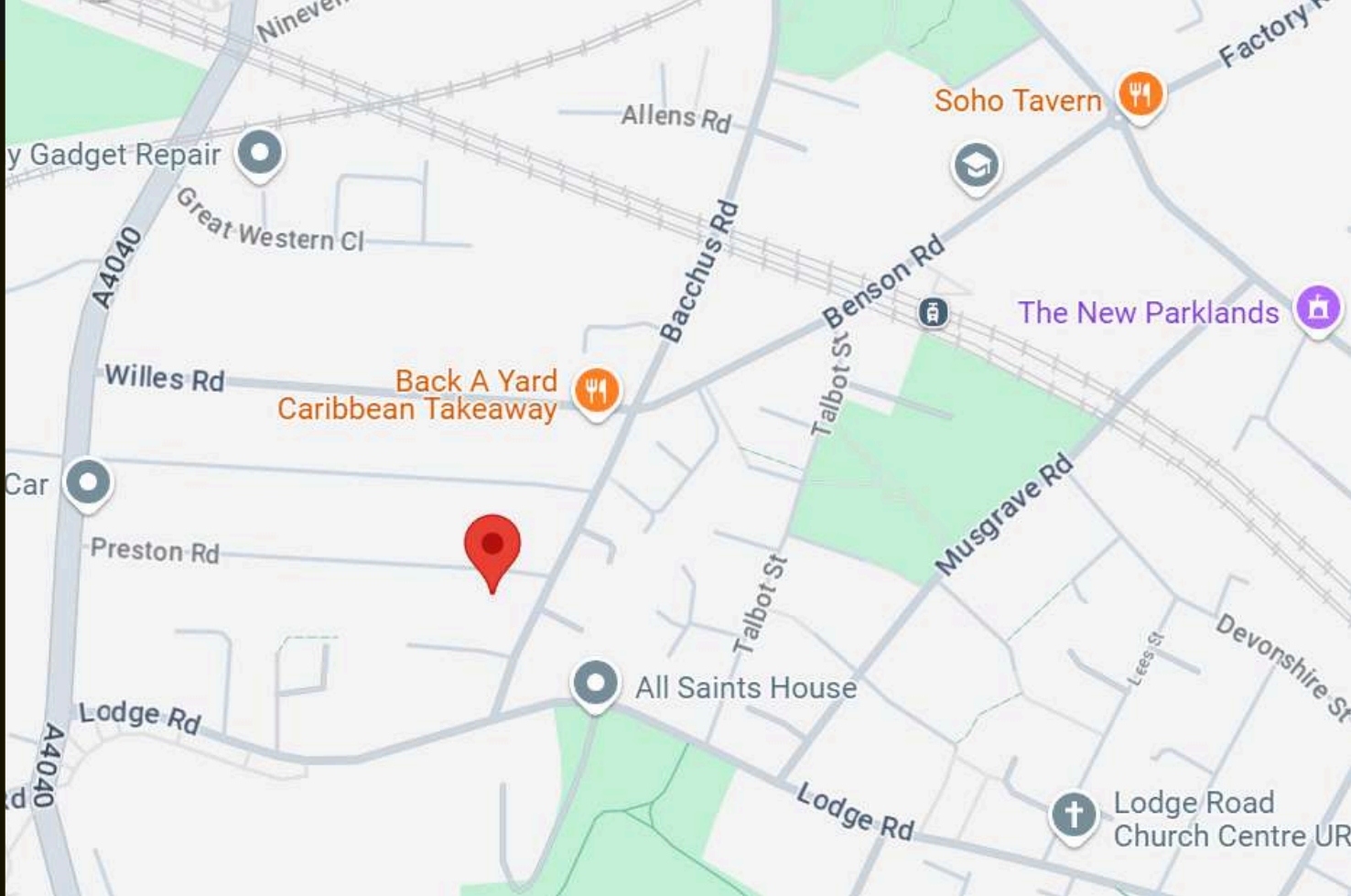
**AGENTS NOTE:**

We have not tested any of the electrical, central heating or sanitaryware appliances. Purchasers should make their own investigations as to the workings of the relevant items. Floor plans are for identification purposes only and not to scale. All room measurements and mileages quoted in these sales particulars are approximate. In line with The Money Laundering Regulations 2007 we are duty bound to carry out due diligence on all our clients to confirm their identity. Rather than traditional methods in which you would have to produce multiple utility bills and a photographic ID we use an electronic verification system. This system allows us to verify you from basic details using electronic data, however it is not a credit check of any kind so will have no effect on you or your credit history.

**FIXTURES AND FITTINGS:** All those items mentioned in these particulars by way of fixtures and fittings are deemed to be included in the sale price. Others, if any, are excluded. However, we would always advise that this is confirmed by the purchaser at the point of offer.

**VIEWINGS & APPOINTMENTS**

Book a viewing with Sole Agents Thistle Estates by phone or email: 0121 256 2561  
[Enquiries@ThistleEstates.com](mailto:Enquiries@ThistleEstates.com)



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 Moseley Birmingham B13 8HR

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**0121 256 2561**



Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

**Tenure:**  
Freehold

**Size:**  
Total Area  
(Approx) 73 Sq. Meters

**Services:**  
All mains services are connected to the property. However, it is advised that you confirm this at point of offer.

**Local Authority:**  
Birmingham City Council

**Council Tax Band:**  
A