

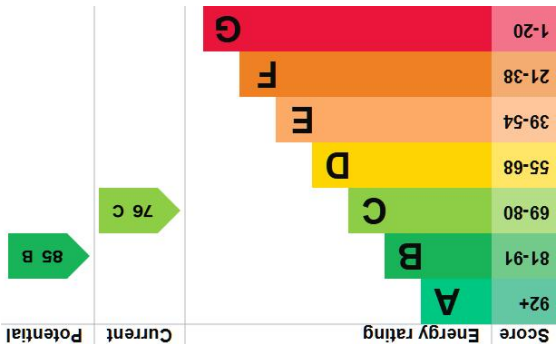
GUIDE TO THE RELATIONSHIP BETWEEN ROOMS  
NOT TO SCALE. THIS IS AN APPROXIMATE



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 Conveyancer.



Great Barr | 0121 241 4441



- WELL PRESENTED FAMILY HOME
- EXTENDED KITCHEN
- TWO LARGE RECEPTION ROOMS
- WALKING DISTANCE TO ONE STOP
- CLOSE TO PERRY BARR TRAIN STATION



Wellington Road, Handsworth,  
Birmingham, B20 2EA

Offers In Region Of  
£220,000





## Property Description

Are you looking to move close to Birmingham town center whilst wanting local amenities and transport routes. This could be perfect for you. On the market now is this 3 double bedroom home with an extended downstairs kitchen and bathroom offering great value for money compared to other options closer to town! Downstairs you have 2 receptions rooms with the potential to be recreated in to another bedroom or an at home office space. To the back of the house you will find an extended kitchen; which compared to other local homes, is much wider than usual. Even having sky lights letting a great deal of sun! Downstairs you also have the family bathroom which has been relocated conveniently to allow all 3 bedrooms to be upstairs. Once upstairs you will find that all bedrooms are sizeable and can fit a double bed in each. Compared to the ones next door and on the road, the 3rd bedroom is very sizeable! Finally, to the rear you have grounds to make a great summer hang out or even a workshop with the limits being your imagination.

If this sounds of interest to you, then please get a viewing booked now before it's too late!

TO THE FRONT Having brick built boundaries, gate leading to front door into:-

PORCH Having double glazed windows to front, carpeted flooring and door into:-

HALLWAY Having laminate flooring, ceiling light and door into:-

FRONT RECEPTION ROOM Having double glazed windows to front, laminate flooring, ceiling lights, gas central heating radiator.

REAR RECEPTION ROOM Having gas central heating radiator, ceiling lights, laminate flooring, stairs to first floor.

KITCHEN Having laminate flooring, skylights, wall and base units with integrated oven, hob and extractor fan, gas central heating boiler, double glazed window to rear, space for washing machine, space for double fridge, gas central heating radiator, double glazed door to garden and door to:-

BATHROOM Having bath with overhead shower, towel radiator, WC, laminate flooring, half tiled walls, wash hand basin and double glazed window to rear.

LANDING Carpeted flooring, ceiling lights.

BEDROOM TWO Having double glazed windows to front, carpeted flooring, ceiling lights and gas central heating radiator.

BEDROOM THREE Having double glazed windows to rear, carpeted flooring, ceiling lights and gas central heating radiator.

BEDROOM ONE Having double glazed windows to front, carpeted flooring, ceiling lights, gas central heating radiator and loft access.

REAR GARDEN Having paved tiled patio and fenced surround.

Council Tax Band A Birmingham City Council

Predicted mobile phone coverage and broadband services at the property.

Mobile coverage for:  
Three, Vodafone - Good outdoor, variable in home  
EE, O2 - Good outdoor

Broadband coverage - Broadband Type = Standard Highest available download speed 16 Mbps. Highest available upload speed 1Mbps.  
Broadband Type = Ultrafast Highest available download speed 1800 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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**WANT TO SELL YOUR OWN PROPERTY?**  
CONTACT YOUR LOCAL GREEN & COMPANY BRANCH ON 0121 241 4441