Rice Chamberlains
ESTATE AGENTS LLP



39 Titterstone Road

West Heath, Birmingham, B31 3SX

Offers In The Region Of £210,000

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****THREE BEDROOM SEMI-DETACHED HOUSE - NO UPWARD CHAIN** A three bedroom semi-detached property requiring updating, situated in the popular residential area of West Heath and offered for sale with no upward chain. The property is conveniently positioned for a range of local amenities and is well placed for commuters, with excellent access to the M5 and M42 motorway networks, as well as the surrounding areas of Northfield, Rubery and Bromsgrove. West Heath also benefits from a selection of local schools, green spaces and recreational facilities, making the area a popular choice for families and those looking for convenient access to local amenities and transport links. The accommodation briefly comprises: fore garden with driveway providing off-road parking, porch, entrance hallway, living room, extended dining room, kitchen, utility space, ground floor WC and access to the rear garden. To the first floor there are three bedrooms and a shower room. The property further benefits from gas central heating, rear garden, off-road parking and is offered for sale with no upward chain. The property does require modernisation, offering an excellent opportunity for a buyer to update and improve the accommodation to their own requirements. Energy Efficiency Rating: TBC. To arrange your viewing of this property, please contact our Kings Norton office.**





Approach

The property is approached via a driveway providing off-road parking, with a mature lawned fore garden and decorative flowerbeds to the side. Double-glazed double doors, with accompanying windows, open into the porch, while a paved pathway to the side leads to a double-glazed obscure door providing access into the lean-to/utility area.

Porch

With tiled flooring, wall mounted light point and wooden door with stained glass insets opening into:

Hallway

With stairs giving rise to the first floor accommodation, under stairs storage cupboard, central heating radiator, ceiling light point and doors opening into:

Living Room

16'0" x 12'7" (4.879 x 3.838)

With central heating radiator, ceiling light point, double glazed window to the front aspect and glazed interior door opening into:

Extended Dining Room

16'8" max x 8'11" max (5.084 max x 2.736 max)

With double glazed sliding patio doors giving views and access to the rear garden, central heating radiator, ceiling light point and sliding interior door opening into:

Kitchen

9'7" max x 11'0" max (2.923 max x 3.372 max)

Being accessed from the dining room or the hallway. With ceiling light point, double glazed window to the rear aspect, wall mounted Worcester boiler, a selection of wall and base units with work surfaces over incorporating sink and drainer with mixer tap over, tiling to splash backs, space facility for oven with extractor over, space for under counter fridge and space for dishwasher, door opening into useful pantry cupboard, central heating radiator and door opening into:

Lean-to/Utility

13'3" x 4'8" (4.050 x 1.441)

With ceiling light point, wall and base units with work surfaces, double glazed door giving access to the rear garden, double glazed door giving access to the front of the property and door opens into:

Ground Floor WC

With ceiling light point and push button WC.

First Floor Accommodation

From hallway stairs gives rise to the first floor landing with an obscured double glazed window to the side aspect, ceiling light point, loft access point with drop down ladder, light point and partially boarded and further doors opening into:

Bedroom One

11'10" max x 11'1" max x .8'3" min (3.619 max x 3.40 max x .2.526 min)

With double glazed window to the front aspect, two ceiling light points, central heating radiator and sliding door to built-in wardrobe.

Bedroom Two

11'6" x 11'2" max (3.510 x 3.417 max)

With double glazed window to the rear aspect, central heating radiator, two ceiling light points, door opening into useful storage cupboard and sliding door to built-in wardrobe.

Bedroom Three
8'4" x 8'1" (2.553 x 2.474)
With double glazed window tot he front aspect, ceiling light point and central heating radiator.

Shower Room
7'4" x 8'0" (2.260 x 2.460)
With storage cupboard housing the water tank, laminate wood effect floor covering, ceiling light point, central heating radiator, walk-in shower cubicle with wall mounted electric shower over, tiling to splash back areas, wash hand basin on pedestal with two taps over, low flush WC, obscured double glazed window to the side aspect and fitted units.

Rear Garden
With a block paved patio area with steps and pathway leading to the rear of the garden, a mature lawned area with decorative flowerbeds to borders and access to two outhouses.

Tenure
The agent understands that the property is Freehold. However, we have not inspected or verified the legal title to the property. All interested parties should obtain confirmation of tenure and any associated matters from their Solicitor or Surveyor prior to committing to purchase.

Council Tax
According to the Direct Gov website the Council Tax Band for Titterstone Road West Heath, Birmingham, West Midlands, B31 3SX is band B and the annual Council Tax amount is approximately £1,830.25, subject to confirmation from your legal representative.

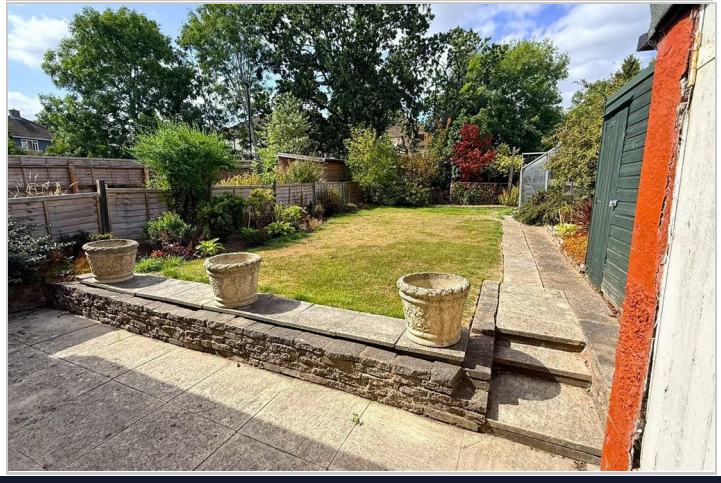










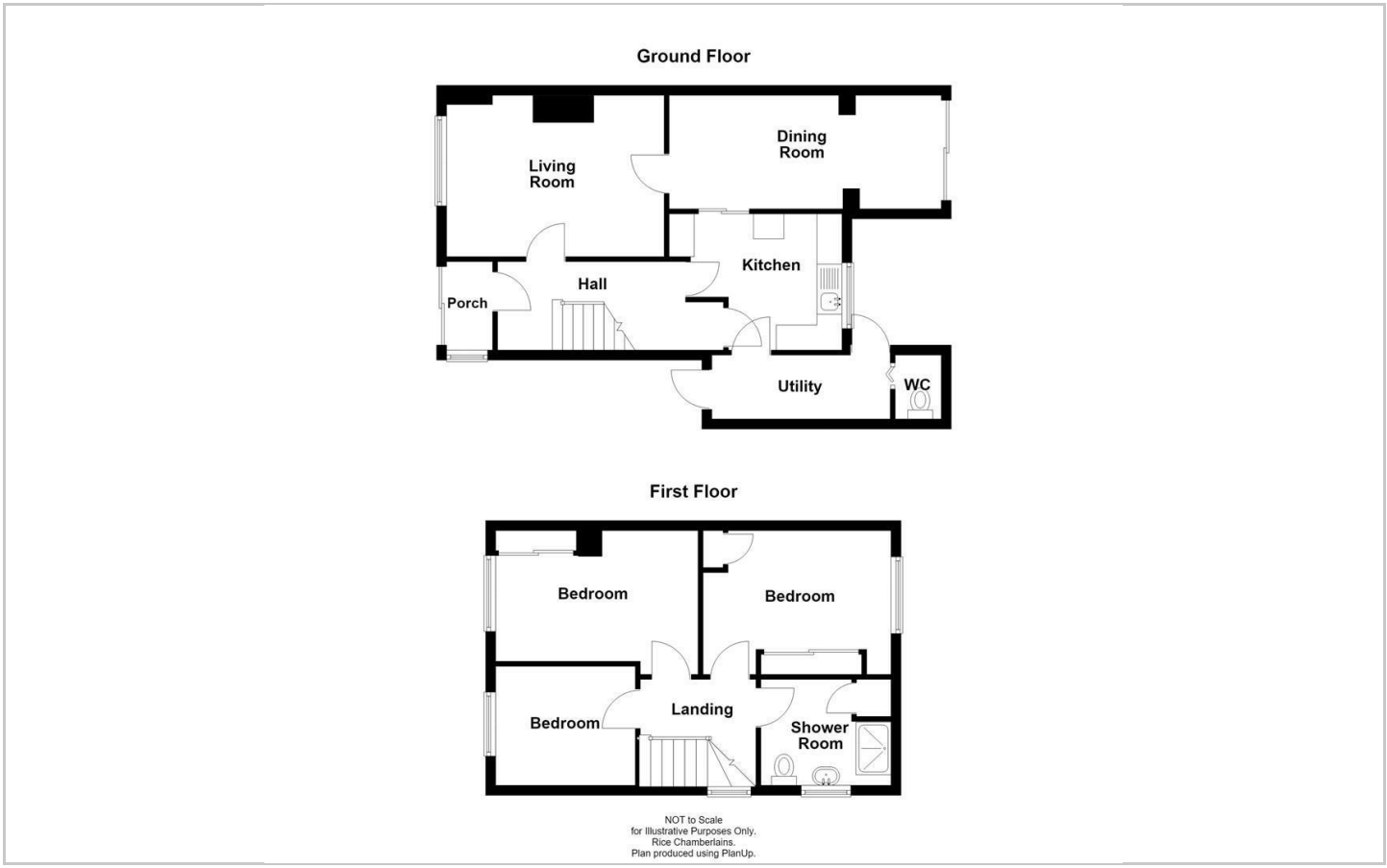








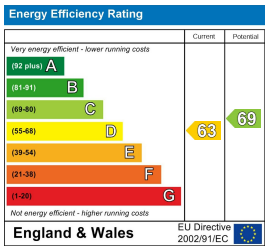
Floor Plan

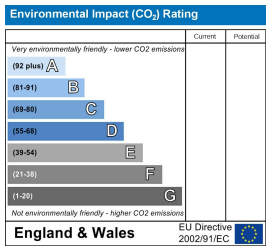


Viewing

Please contact our Kings Norton Office on 0121 459 2299 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph





SALES PARTICULARS – GENERAL INFORMATION

These particulars do not form part of any offer or contract and are provided for guidance only. They have been prepared in good faith; however, no guarantee or warranty is given as to their accuracy and they may be subject to errors, omissions or changes. All measurements are approximate and for illustrative purposes only.

The property is sold subject to any rights of way, public footpaths, easements, wayleaves, covenants, restrictions, and any other matters that may affect the legal title. The Agent has not tested or verified the condition, availability or operation of any services, systems or appliances, nor has the Agent verified the structural condition of the property, ownership, tenure, planning permissions, building regulations compliance or alterations.

Photographs, floorplans and virtual tours are provided for guidance only and may not represent the current condition or layout of the property. Fixtures, fittings and contents are subject to agreement and confirmation by the vendor's solicitor. Council Tax banding and EPC information are supplied for guidance only and should be independently verified.

All prospective purchasers are strongly advised to obtain independent professional advice and to satisfy themselves as to the accuracy and completeness of all information prior to making any offer to purchase.

1. Additional Services / Referral Fees

1.1 By law, the Agent must tell you if it or any connected person intends to earn any commission from offering you other services. If the Agent or any connected person earns money from any of these services, the Agent or connected person would keep the commission. The following services may be offered by the Agent or connected persons: lettings, financial services, surveying services and conveyancing.

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