

FOR SALE

www.midlandresidential.co.uk

midland
residential



Paddington Road

Handsworth, Birmingham, B21 0AR

INVESTMENT OPPORTUNITY - SOLD WITH TENANTS IN-SITU ONLY.

Midland Residential is pleased to present this traditional 3-bedroom mid-terraced located in a well-established residential area of Handsworth with easy access to local shopping at Holyhead Road with public transport links and schools along with Wattville Primary School and Holyhead School being nearby. The property benefits from two reception rooms, a fitted kitchen, fitted bathroom and three bedrooms. The property further benefits from gas central heating and double-glazed windows. Viewing strictly by appointment only, the property is only available to purchase with the tenants in-situ, annual rent of £7,200 increasing to £10,800 in March 2026. The property falls under Birmingham City Council and is rated tax band A and the EPC rating is D.

Offers In The Region Of £169,950

4 Paddington Road

Handsworth, Birmingham, B21 0AR



- Investment Opportunity
- Lounge
- Rear Garden
- EPC Rating D
- Mid Terraced Property
- Fitted Kitchen
- Gas Central Heating
- Three Bedrooms
- Downstairs Bathroom
- Council Tax Band A

Approach

Having a brick front wall with mature shrubs with pathway leading to front door and shared gated side entry

Hallway

8'6" x 2'11" (2.6 x 0.9)

Having a laminate flooring, ceiling light point and doors leading to

Front Reception Rooms

12'1" x 8'6" (3.7 x 2.6)

Having a UPVC double glazed window to the front, gas central heating radiator, ceiling light point

Rear Reception Room

10'9" x 11'9" (3.3 x 3.6)

Having laminate flooring, central heating radiator, UPVC double glazed window to the side, ceiling light point

Fitted Kitchen

9'6" x 6'10" (2.9 x 2.1)

Having tiled floor, part tiled walls, a mix of wall and base units, work surface with inset sink and hot and cold water taps, extractor fan, gas boiler, ceiling light point, UPVC double glazed window to the side and UPVC rear door leading to garden

Downstairs Bathroom

6'2" x 5'10" (1.9 x 1.8)

Having a tiled floor, part tiled walls, close coupled WC, wash hand basin with hot and cold water taps

and mounted, central heating radiator, fitted bath with hot and cold water taps, fitted shower attached to wall, UPVC double glazed window to the side

Stairs and Landing

15'5" x 2'3" (4.7 x 0.7)

Having a fitted carpet, wooden handrail, ceiling light point and doors leading to

Bedroom 1

11'9" x 11'5" (3.6 x 3.5)

Having a fitted carpet, central heating radiator, UPVC double glazed window to the fore, ceiling light point

Bedroom 2

11'5" x 8'6" (3.5 x 2.6)

Having a fitted carpet, central heating radiator, UPVC double glazed window to the rear, ceiling light point

Bedroom 3

8'2" x 6'6" (2.5 x 2.0)

Having a fitted carpet, central heating radiator, UPVC double glazed window to the rear, ceiling light point

Rear Garden

Having a paved pathway and mature lawn

Disclaimer

We would be delighted to discuss the purchase with you and to

assist with any queries you may have regarding the property, arranging a mortgage or giving a sale valuation on your existing home. These Particulars of Sale were prepared and photographed by Midland Residential. Items contained within the property will not remain when the sale completes unless by separate negotiation.

DISCLAIMER NOTICE: Digital Markets, Competition and Consumers Act 2024 The Agent has not tested any apparatus, equipment, fixture, fittings or services, and so does not verify they are in working order, fit for their purpose, or within the ownership of the sellers, therefore the buyer must assume the information given is incorrect.

Neither has the Agent checked the legal documentation to verify the legal status of the property or the validity of any guarantee. A buyer must assume the information is incorrect until it has been verified by their own solicitor. All measurements in these sales particulars are approximate and photographs are deemed representative of the property, but no assumption should be made in respect of the property or locality which might not be shown.

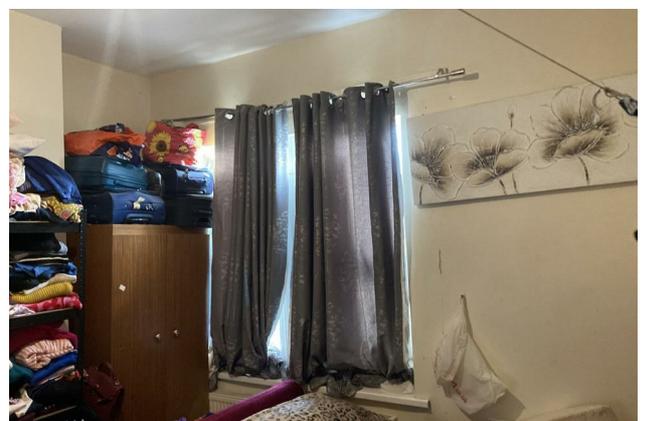
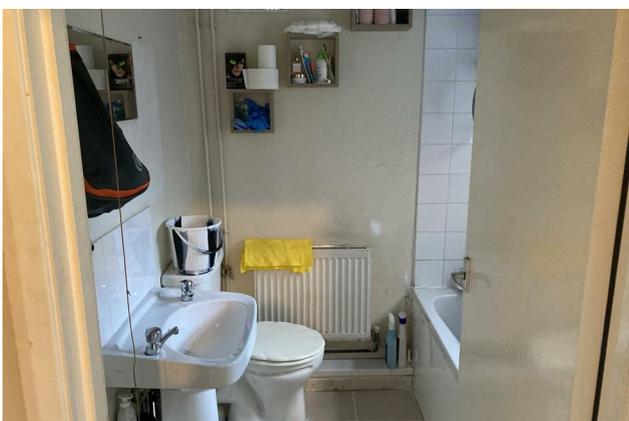
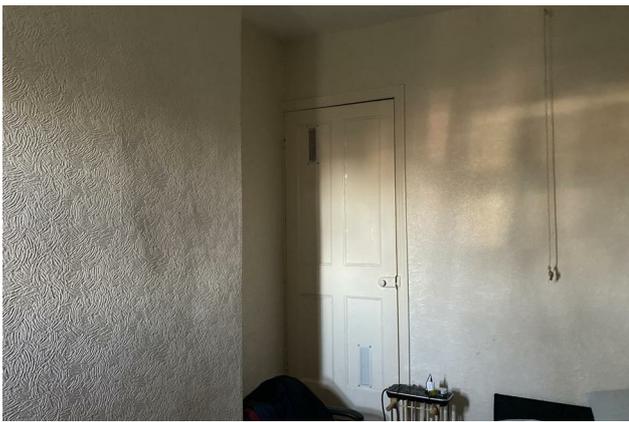
Misrepresentation Act 1967: These particulars, whilst believed to be

accurate, are set out as a general outline for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. Statements about the property are without responsibility on the part of Midland Residential, or their client, nor are they to be relied on as representations of fact. The applicant should satisfy themselves by inspection or otherwise as to the accuracy of the particulars. No representation or warranty about the property is given by the client or the Agents or any of their employees authorised to do so.

Money Laundering Regulations: Intending purchasers will be asked to produce documentation at the offer stage, and a one-off fee of £36.00 per applicant is payable. We ask for your co-operation to prevent a delay in agreeing the sale.

Material Information

Ask the agent for further information.





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		87
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	



These particulars, whilst believed to be accurate are set out as a general outline for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. This property is being handled by Midland Residential. We would be delighted to discuss the purchase with you and to assist with any queries you may have regarding the property, arranging a mortgage or giving a sale valuation on your existing home. These Particulars of Sale were prepared and photographed by Midland Residential. Items contained within the property will not remain when the sale completes unless by separate negotiation.

DISCLAIMER NOTICE: Consumer Protection from Unfair Trading Regulations 2008: The Agent has not tested any apparatus, equipment, fixture, fittings or services, and so does not verify they are in working order, fit for their purpose, or within the ownership of the sellers, therefore the buyer must assume the information given is incorrect. Neither has the Agent checked the legal documentation to verify the legal status of the property or validity of any guarantee. A buyer must assume the information is correct until it has been verified by their own solicitor. All measurements in these sales particulars are approximate and photographs are deemed representative of the property but no assumption should be made in respect of the property or locality which might not be shown. Items shown in photographs are not included unless specifically mentioned in writing with the sales particulars. A separate negotiation may be available.

Misrepresentation Act 1967: These particulars are not to be regarded as an offer or a contract. Statements about the property are without responsibility on the part of Midland Residential, or their client, nor are they to be relied on as representations of fact. The applicant should satisfy himself by inspection or otherwise as to the accuracy of the particulars. No representation or warranty about the property is given by the client or the Agents or any of their employees authorised to do so.

Tenure: We have been advised by the vendor that the property is Freehold. The agent has not had sight of the title documents and therefore, a prospective buyer is advised to obtain verification from their solicitors.

Money Laundering Regulations: Intending purchasers will be asked to produce documentation at the offer stage. We ask for your co-operation to prevent a delay in agreeing the sale. A non-refundable fee of £30.00 per person is payable at the point of the offer being accepted.