



## 236 Chinn Brook Road

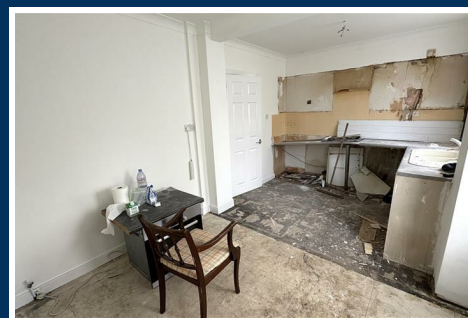
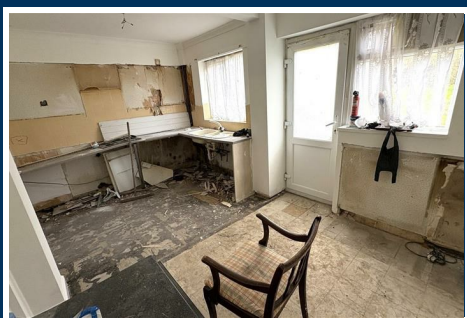
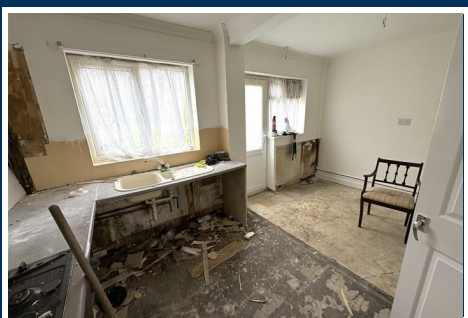
Billesley, Birmingham, B13 0NE

Offers In The Region Of £170,000





We are pleased to offer to the market this two bedroomed, mid-terraced home in need of modernisation in this popular location, with close links to shops, parks, schools and good transport links to Kings Heath, Moseley, Hall Green and the City Centre. The property itself is offered with the following accommodation; porch, hallway, living room, kitchen/diner, mature rear garden. To the first floor there are two bedrooms and a bathroom. Energy Efficiency Rating is D. To arrange a viewing to fully appreciate this lovely home please contact our Moseley office.



### Approach

The property is approached via a fore front garden leading to a front entry door opening into:

### Porch

With a further door opening into:

### Living Room

11'10" x 16'2" (3.63 x 4.93)

With ceiling light point, original floors, double glazed bay window to the front aspect, gas and electric meters and under stairs storage providing useful storage.

### Kitchen/Diner

15'3" x 9'10" (4.65 x 3)

With double glazed window to the rear aspect and door to the side.

### First Floor Accommodation

With storage area, wall mounted Worcester combi boiler, loft access point and doors opening into:

### Bedroom One

14'0" x 17'5" x 10'11" (4.28 x 5.31 x 3.34)

With ceiling light point, double glazed window to the front aspect and storage and shelving.

### Bedroom Two

9'8" x 13'1" (2.96 x 4.01)

With double glazed window to the rear aspect, ceiling light point and original flooring.

### Bathroom

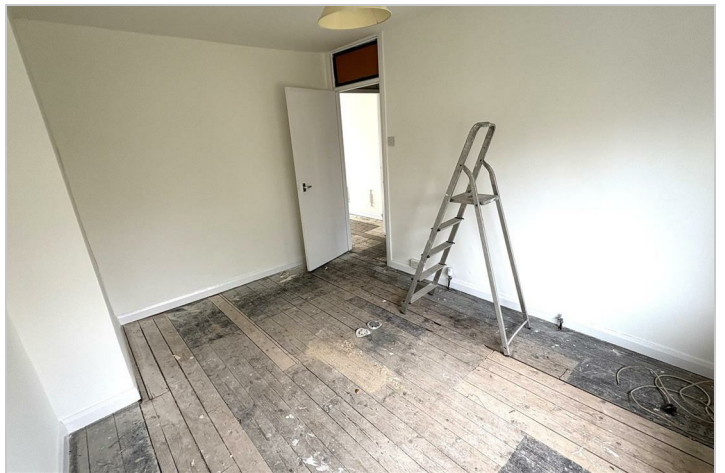
6'5" x 7'3" (1.98 x 2.22)

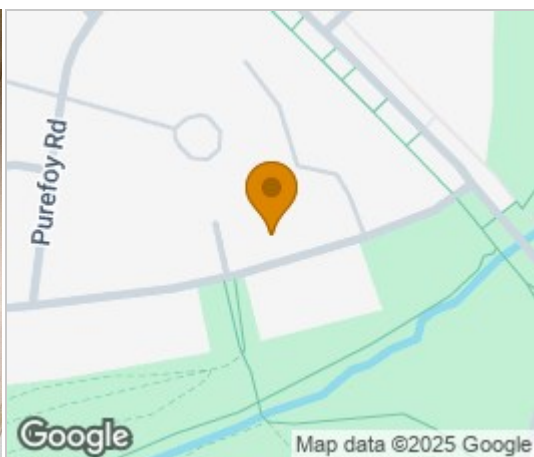
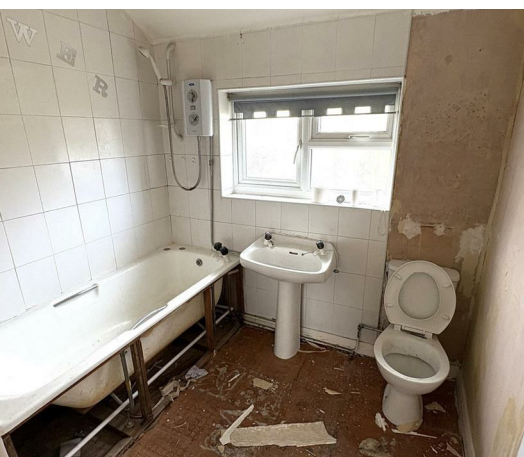
With a central heating radiator, double glazed opaque window to the rear aspect, low flush WC, sink with hot and cold taps, bath with shower over and tiling to walls.

### Rear Garden

### Council Tax Band

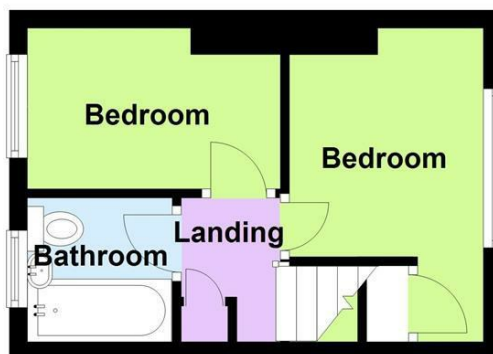
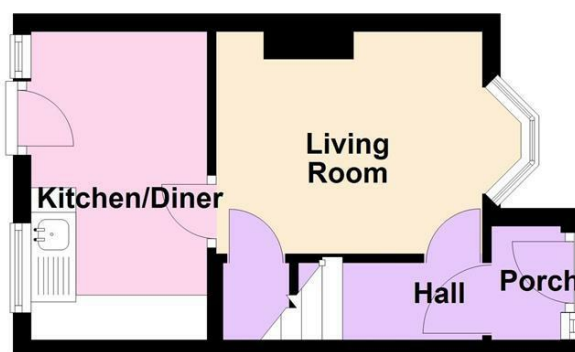
According to the Direct Gov website the Council Tax Band for 236 Chinn Brook Road Billesley, Birmingham, B13 0NE is band A and the annual Council Tax amount is approximately £1,491.33, subject to confirmation from your legal representative.





## Floor Plan

Chinn Brook Road - NOT TO SCALE - For illustrative purposes only



## Viewing

Please contact our Rice Chamberlains Moseley Office on 0121 442 4040 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only 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.

### 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.

## Energy Efficiency Graph

