



## 10 Warren Avenue

Moseley, Birmingham, B13 8HE

Offers Over £330,000





Lovely three bedroom mid-terrace home within the Heart of Moseley located on Warren Avenue, a quaint walk-way off Leighton Road in Moseley and offers excellent access to all associated amenities including coffee shops, cafes, bars, restaurants, shopping facilities and good transport links in the City Centre and the upcoming Moseley Train Station. The property boasts an array of original features and a contemporary feel.

Being offered with central heating and double glazing throughout the further accommodation offered comprises of; front garden, two reception rooms, kitchen, downstairs bathrooms and access to rear garden.

To the first floor there are three bedrooms with a further staircase leading to the loft room. Energy Performance Rating: TBC. To arrange your viewing to fully appreciate the accommodation on offer please contact our Moseley office.



### Approach

This well presented traditional three bedroom, terraced property is approached via a leafy walk-in which in turn opens into the mature fore garden with, hedgerow, lawn and shared pathway leading to a wooden original style front entry door with double-glazed window above opening into:

### Reception Room One

11'11" x 13'3" into bay window (3.65 x 4.04 into bay window)

With double glazed bay window to the front aspect, central heating radiator, ceiling light point and doors opens into:

### Reception Room Two

11'11" x 11'2" (3.65 x 3.42)

With continued wooden flooring, double glazed sash window to the rear aspect, log burner fire with tiled surround and wooden mantle piece, stairs giving rise to the first floor accommodation, ceiling light point, central heating radiator and door opening into:

### Kitchen

12'2" x 5'11" (3.71 x 1.82)

With continued wooden flooring, wall and base units with wooden work surfaces with integrated 'Bosch' oven and hob with extractor over, one and a half bowl stainless steel sink and drainer with hot and cold mixer tap over, space for washing machine and

fridge freezer, double glazed window to the side aspect, ceiling light point, door opening into cupboard housing the wall mounted Worcester combination boiler, central heating radiator and door opening into:

### Inner Lobby Area

With continued wooden flooring, double glazed door giving access to the rear garden and further door opening into:

### Ground Floor Bathroom

5'6" x 6'7" (1.70 x 2.03)

With low flush WC, sink in vanity unit with hot and cold mixer tap, panel bath with mixer tap over and Mira shower above, tiling to splash backs and surround, central heated radiator, double glazed opaque window to the side aspect, Velux window and ceiling spotlights.

### First Floor Accommodation

With stairs giving rise to the first floor landing with ceiling light point, central heating radiator, door giving access to stairs giving rise to the top floor and doors opening into:

### Bedroom One

12'0" x 11'6" (3.68 x 3.53)

With ceiling light point, two double glazed sash window to the front aspect and central heating radiator.

**Bedroom Two**

11'3" x 8'11" (3.43 x 2.74)

With double glazed sash window to the rear aspect, ceiling light point, door opening into storage cupboard providing useful storage and central heating radiator.

**Bedroom Three**

12'2" x 5'11" (3.72 x 1.82)

With ceiling light point, central heating to the rear aspect and central heating radiator.

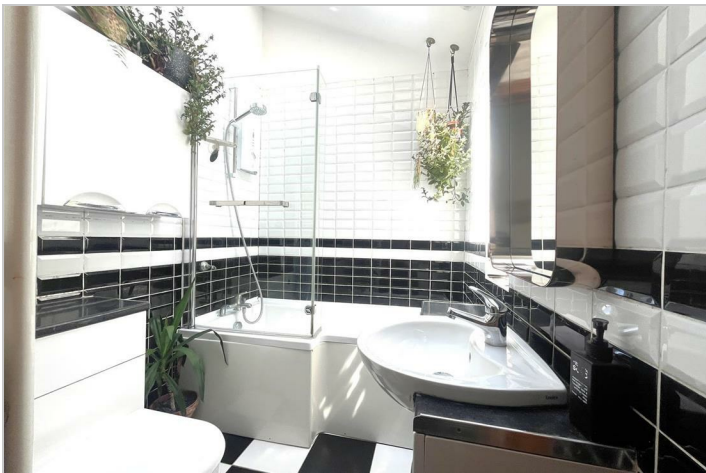
**Loft Room**

12'0" x 17'7" (3.67 x 5.37)

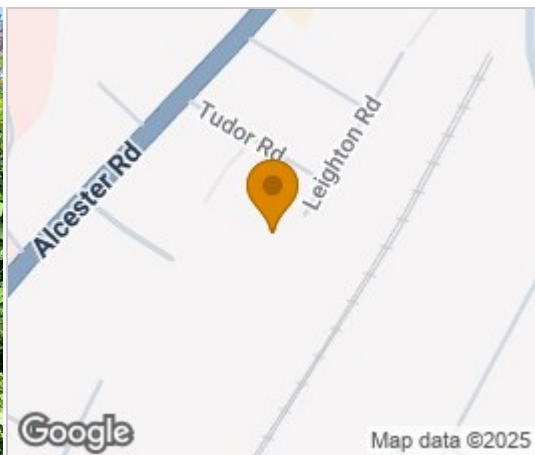
With sink on pedestal with mixer tap over and tiled splash back, two Velux windows, two central heating radiators and two ceiling light points.

**Rear Garden**

With a paved pathway leading to a patio area with decorative trees and shrubs to borders with fencing surround and rear access gate.







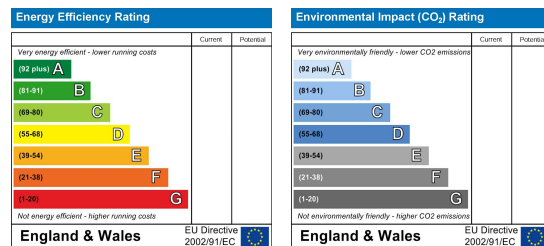
## Floor Plan



## 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.

## Energy Efficiency Graph



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### 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.