



6 Maydene Croft

Balsall Heath, Birmingham, B12 9TT

Offers Over £200,000



LOVELY THREE BED END-TERRACE HOME IN NEED OF IMPROVEMENT OFFERING NO UPWARD CHAIN We are pleased to offer this lovely three bedroom end-terrace home located in a quiet cul-de-sac location of Maydene Croft. Offering all the benefits of residential streets, local businesses, and green spaces, offering a balanced urban living experience. Balsall Heath has undergone significant regeneration in recent years, with improvements to infrastructure and amenities. The area is well-connected by public transport, providing easy access to Birmingham's cultural, educational, and commercial districts, being in close proximity to Moseley Road and allowing access to the City Central and Moseley Village via local transport links. The property offers front garden, enclosed porch, kitchen/diner offering gas cooker and washing machine, living room, downstairs WC and access to the rear garden. To the first floor there are three bedrooms and a family bathroom. The property is in need of a renovation but has ample potential and offers no upward chain. To arrange a viewing, please call our Moseley office,



Approach

The property is approached via a fore garden with step leading down an outside storage cupboard housing the gas and electric meters and a UPVC double glazed door opens into:

Porch

With ceiling light point, storage area and step leads into:

Hallway

With wall mounted electric fuse box, storage area, ceiling light point, laminate wood effect flooring, stairs giving rise to the first floor landing, doors opening into storage area, central heating radiator and further doors opening into:

Ground Floor WC

With laminate wood effect flooring, ceiling light point, high flush WC, corner wash hand basin with hot and cold taps and opaque double glazed window to the front aspect.

Kitchen Diner

10'4" x 13'3" (3.17 x 4.04)

With ceiling light point, laminate wood effect flooring, a selection of wall and base units with work surfaces over incorporating sink and drainer with hot and cold mixer tap, space facility for washing machine, fridge freezer and a gas hob cooker central heating radiator and double glazed window to the front aspect.

Living Room

19'8" x 9'8" (6 x 2.95)

With two ceiling light points, two central heating radiators, laminate wood effect flooring, double

glazed windows to the rear aspect, door giving access to the outer lobby and storage shed.

First Floor Accommodation

From hallway stairs gives rise to the first floor landing with door opening into storage cupboard housing the Worcester boiler, loft access point, door opening into a further storage cupboard with shelving and further doors opening into:

Bedroom One

11'8" x 10'7" (3.56 x 3.25)

With double glazed window to the front aspect, ceiling light point and door opening into storage cupboard.

Bedroom Two

11'6" x 9'10" (3.53 x 3.01)

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

Bedroom Three

8'9" x 9'7" x 6'7" (2.68 x 2.93 x 2.02)

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

Bathroom

With vinyl flooring, double glazed opaque window to the front aspect, high flush WC, wash hand basin with hot and cold mixer tap over, bath with hot and cold mixer tap and shower over, ceiling light point and central heating radiator.

Outer Lobby and Storage shed

Enclosed outer lobby with double glazed opaque door leading to the rear garden and separate storage shed..

Rear Garden

With a patio area leading to a lawn area.

Council Tax Band

According to the Direct Gov website the Council Tax Band for 6 Maydene Croft Birmingham, B12 9TT is band A and the annual Council Tax amount is approximately £1,389.17, subject to confirmation from your legal representative.





Floor Plan

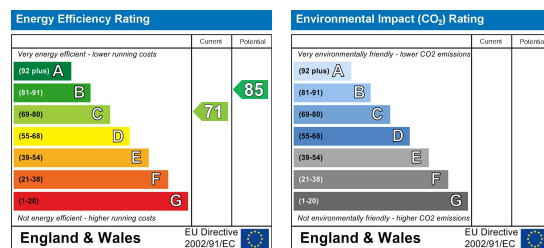
Maydene Croft - NOT
TO SCALE - For
illustrative purposes
only



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.

Energy Efficiency Graph



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.