



## 24 Tudor Road

Moseley, Birmingham, B13 8HA

Offers Over £310,000



**\*\* THREE BEDROOM END OF TERRACE HOME IN THE HEART OF MOSELEY VILLAGE WITH NO UPWARD CHAIN!! \*\*** We are delighted to offer to the market this end-of-terrace home which is located on Tudor Road in the popular Moseley Village located within easy reach of all of its associated amenities including coffee shops, cafes, bars, restaurants, shopping facilities and good transport links in the City Centre and the upcoming Moseley Train Station. This home is offered with central heating, part double glazing and no upward chain. The accommodation offers; fore garden, entrance vestibule, hallway with original Minton floor, living room, dining room, kitchen, ground floor shower room and rear garden! To the first floor the property offers a three bedrooms. The property benefits from no upward chain. Energy Performance Certificate D. To arrange your viewing of the this superb home please contact our Moseley branch.



### Approach

The property is approached via a front fore garden with glazed front entry door with glazed window above and storm porch opening into:

### Inner Hallway

With Minton tiled floor covering and step with glazed interior door opening into:

### Hallway

With Minton tiled floor covering, decorative arch, two ceiling light points, central heating radiator, door opening into under stairs storage cupboard and doors opening into:

### Reception Room One

9'3" x 11'2" (2.83 x 3.41)

With double glazed bay window to the front aspect, ceiling light point, central heating radiator and cupboard housing meters.

### Reception Room Two

12'7" max x 11'2" (3.84 max x 3.42)

With ceiling light point, central heating radiator, double glazed sash window to the rear aspect, door giving access to stairs giving rise to the first floor landing, feature fireplace with tiled hearth and brick surround and further door opening into:

### Kitchen

With a selection of wall and base units with wooden work surfaces, stainless steel sink and drainer with two taps over, space facility for washing machine, cooker and tumble dryer, low level fridge, door giving access to the rear garden, double glazed picture

window to the rear aspect, further double glazed sash window to the side aspect, ceiling light point and central heating radiator, tiling to splash back areas and further step and door opening into:

### Inner Lobby Area

With wall mounted Baxi combination boiler, storage space and door opening into:

### Shower Room

6'1" x 7'9" (1.87 x 2.38)

With tiled flooring, wash hand basin on pedestal with mixer tap over, single glazed sash window to the side aspect, frosted single glazed sash window to the rear aspect, shower cubicle with rainfall shower over, wall mounted extractor fan, ceiling light point, low flush push button WC, part tiling to walls and heated towel rail.

### First Floor Accommodation

From reception room two stairs gives rise to the first floor landing with ceiling light point, central heating radiator and doors opening into:

### Bedroom One

11'3" x 12'8" (3.43 x 3.87)

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

### Bedroom Two

11'3" x 9'7" (3.44 x 2.93)

With double glazed sash window to the rear aspect, central heating radiator, ceiling light point, loft access point and over stairs storage cupboard.

### Bedroom Three

6'3" x 12'5" (1.93 x 3.81)

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

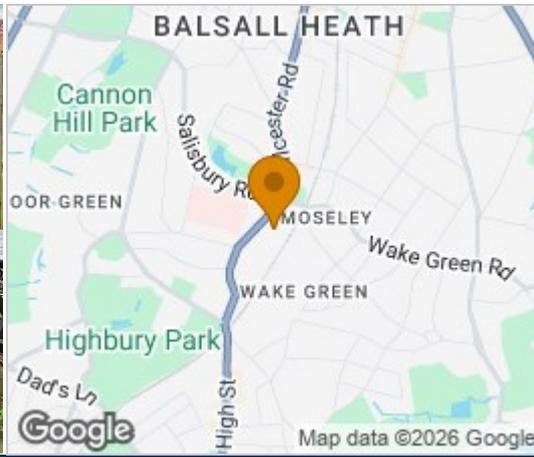
### Rear Garden

Being accessed via the kitchen with pathway leading to rear courtyard area with decorative shrubs and trees to boundaries and side access gate.

### Council Tax

According to the Direct Gov website the Council Tax Band for 24, Tudor Road Birmingham, West Midlands, B13 8HA is band B and the annual Council Tax amount is approximately £1,482.23 subject to confirmation from your legal representative.





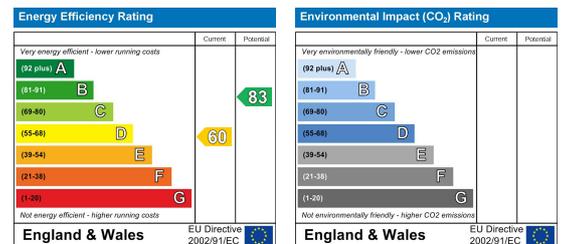
## Floor Plan



## Viewing

Please contact our 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.