Rice Chamberlains
ESTATE AGENTS LLP



10 Lifford Lane

Stirchley, Birmingham, B30 3DY

£1,000 Per Month

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***MODERNISED TWO BEDROOM HOME WITH NO CHAIN!* Perfectly located offering great access to all of the nearby amenities in lively Stirchley ('Best Place to Live in the Midlands 2024' Sunday Times) with its abundance of independent bars, restaurants, and businesses, alongside great commuter links. It is also well placed for some excellent local schools and lovely canal walks, and has the added bonus of being offered with no onward chain. The house itself features a low maintenance fore garden, front reception room with bay window and built-in storage, rear reception room, enlarged kitchen, and good size rear garden. Upstairs, there are two good bedrooms and a bathroom. To book your viewing please call our Bournville sales team. EPC Rating C and Council Tax Band A.**





Approach
This very well presented and enlarged, two bedroom, mid terrace property is approached via low level front fencing with wooden opening gate onto a block paved pathway and plum slate low maintenance fore garden leading to double glazed French doors opening into:

Entrance Porch
With red quarry tiled floor covering, double glazed windows to the front, wall mounted light point and hardwood glazed interior door opening into:

Front Reception Room
11'4" to recess x 13'7" to bay (3.47 to recess x 4.16 to bay)
With in-built shelving and storage to alcoves, cornice to ceiling, ceiling light point with ceiling rose, double glazed bay window to the front aspect, in-built storage cupboard for meters, central heating radiator and interior door opens into:

Inner Lobby
With slate tiled floor covering, door opening into useful under stairs storage cupboard and open walkway into:

Rear Reception
11'3" x 12'5" (3.44 x 3.79)
With double glazed window to the rear aspect, ceiling light point, cornice to ceiling, central heating radiator, decorative mantle piece on raised hearth, door opening to stairs to first floor landing and further door and step opening into:

Enlarged Kitchen
13'2" x 6'5" (4.03 x 1.98)
With a matching selection of wall and base units with roll edge work surfaces over with integrated one and a half bowl sink and drainer with hot and cold mixer, space facility for washing machine, integrated four ring burner electric hob and in-built oven, space facility for under counter fridge and freezer, two double glazed windows to the side aspect, two ceiling light points, central heating radiator, wood effect floor covering and frosted double glazed exterior door giving access to the rear garden.

Rear Garden
With blue engineering brick side return leading to shared access for neighboring properties, then up to main garden area being laid mainly with mature lawns, panel fencing to borders and a selection of plants and trees to rear boundary.

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

Bedroom One
11'6" x 11'3" (3.53 x 3.43)
With double glazed windows to the front aspect, a selection of L-shaped built-in wardrobes, central heating radiator, ceiling light point, cornice to ceiling and door opening into over stairs storage cupboard providing hanging space and access to the loft.

Bedroom Two
12'9" x 8'4" (3.89 x 2.55)
With double glazed window to the rear aspect, ceiling light point, cornice to ceiling and central heating radiator.

Bathroom
9'5" x 5'10" (2.88 x 1.8)

From landing door and step leads into bathroom with p-shaped panel bath with mains power shower over and hot and cold mixer tap, wash hand basin on vanity unit with hot and cold mixer and under sink storage, central heating radiator, tiled effect floor covering, low flush WC, ceiling light point, frosted double glazed window to the rear and airing cupboard housing Baxi combination boiler.

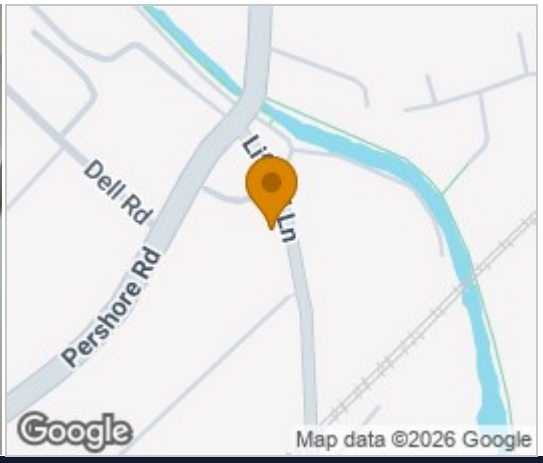














Floor Plan



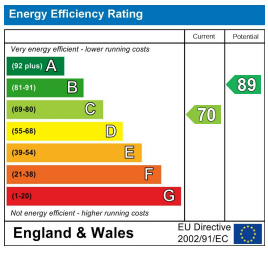
Viewing

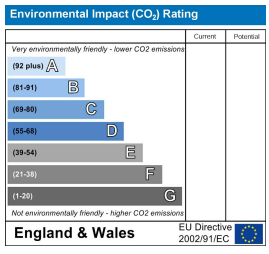
Please contact our Moseley Office on 0121 442 4040 if you wish to arrange a viewing appointment for this property or require further information.

Anti-Money Laundering (AML) Checks

In accordance with our legal obligations under Anti-Money Laundering regulations, all purchasers will be required to complete identity verification and relevant compliance checks once an offer has been accepted. A fee of £35 per person is payable to Rice Chamberlains LLP to cover the cost of administering these checks. This fee is non-refundable and payable before the sale can progress.

Energy Efficiency Graph





SALES PARTICULARS – GENERAL INFORMATION

These particulars do not form part of any offer or contract and are provided for guidance only. They have been prepared in good faith; however, no guarantee or warranty is given as to their accuracy and they may be subject to errors, omissions or changes. All measurements are approximate and for illustrative purposes only.

The property is sold subject to any rights of way, public footpaths, easements, wayleaves, covenants, restrictions, and any other matters that may affect the legal title. The Agent has not tested or verified the condition, availability or operation of any services, systems or appliances, nor has the Agent verified the structural condition of the property, ownership, tenure, planning permissions, building regulations compliance or alterations.

Photographs, floorplans and virtual tours are provided for guidance only and may not represent the current condition or layout of the property. Fixtures, fittings and contents are subject to agreement and confirmation by the vendor's solicitor. Council Tax banding and EPC information are supplied for guidance only and should be independently verified.

All prospective purchasers are strongly advised to obtain independent professional advice and to satisfy themselves as to the accuracy and completeness of all information prior to making any offer to purchase.

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.

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