Rice Chamberlains
ESTATE AGENTS LLP



21 Grove Avenue

Moseley, Birmingham, B13 9RU

Offers Over £230,000

2 1 1 C





****TWO BEDROOM MID-TERRACE HOME LOCATED IN POPULAR LOCATION IN MOSELEY WITH NO UPWARD CHAIN!!** We are delighted to present to the market this two bedroom mid-terrace home that is located in this popular location on Grove Road in Moseley. The property is conveniently located giving excellent access to nearby Moseley Village and Kings Heath High Street with all of their associated amenities including cafes, bars, restaurants and shopping facilities as well as providing good transport links into the City Centre along with Moseley Train Station. The accommodation briefly comprises of; driveway, kitchen, inner hallway with storage and through lounge to the lovely rear garden. To the first floor there are two bedrooms, a bathroom and separate w/c. Energy Efficiency Rating D. To arrange your viewings to fully appreciate the accommodation on offer please contact our Moseley office.**







Approach
With UPVC front entrance door opening into:

Kitchen/Diner
9'3" x 15'10" (2.83m x 4.85m)
With wood veneer flooring, two ceiling light points, central heating radiator, white tiling to splash backs, a selection of wall and base units featuring white gloss frontages and silver handles, stainless steel sink and drainer with mixer tap over, integrated hob with oven and grill under and extractor fan over, space facility for washing machine, double glazed PVC window to the front aspect and open walkway into:

Inner Hallway
With continued wood veneer flooring, ceiling light point, central heating radiator, door opening into an under stairs storage cupboard with exposed floorboards, stairs giving rise to the first floor accommodation and further door opening into:

Living Room
13'6" x 15'5" (4.132m x 4.70m)
With wood veneer flooring, ceiling light point, central heating radiator, skirting boards and double glazed UPVC sliding patio doors opening out to the rear garden.

First Floor Accommodation
Accessible via stairs giving rise from the inner hallway to the first floor landing, with two ceiling light points, loft hatch (not inspected), sliding doors opening into useful storage cupboard which homes the Worcester boiler, and further doors providing access to bedroom one, bedroom two, the bathroom and separate WC.

Bedroom One
13'5" x 14'10" (4.10m x 4.54m)
With carpet to floor covering, ceiling light point, central heating radiator, skirting boards and double glazed UPVC windows to the rear aspect overlooking the garden.

Bedroom Two
17'11" x 7'6" (5.47m x 2.31m)
With carpet to floor covering, ceiling light point, central heating radiator, small loft hatch above (loft not inspected), and a partially obscure double glazed UPVC window to the front aspect.

Bathroom
5'6" x 7'9" (1.68m x 2.37m)
With Vinyl to floor covering, ceiling light point, central heating radiator, freestanding wash hand basin with separate hot & cold taps over, bath with; separate hot & cold taps over and 'Triton' shower above, tiling to splashback areas and obscure double glazed UPVC window to the front aspect.

WC
2'3" x 5'8" (0.71m x 1.73m)
With Vinyl to floor covering, ceiling light point, skylight, low flush WC, wall mounted wash hand basin with separate hot & cold taps and a tiled splashback.

Loft Space
Good size loft space

Rear Garden
Accessed from the living room, with a patio leading onto a lawn with mature trees and shrubs.

Council Tax Band

According to the Direct Gov website the Council Tax Band for Grove Avenue, Moseley, Birmingham, B13 9RU, is band C and the annual Council Tax amount is approximately £2,091.71, subject to confirmation from your legal representative.















Floor Plan



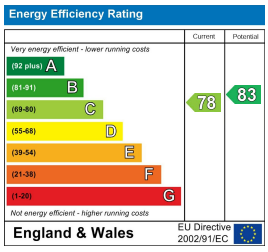
Viewing

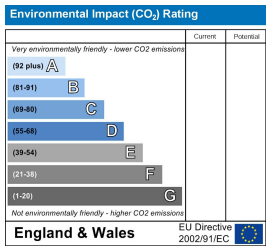
Please contact our Moseley Office on 0121 442 4040 if you wish to arrange a viewing appointment for this property or require further information.

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.

27-29 St Marys Row, Moseley, Birmingham, West Midlands, B13 8HW
Tel: 0121 442 4040 Email: sales@ricechamberlains.co.uk ricechamberlains.co.uk