



## 2 Church Avenue, St. Marys Row

Moseley, Birmingham, B13 8JQ

Offers Over £340,000



**\*LOVELEY DOUBLE FRONTED HOME\*** Lovely double-fronted three bedroom home with no upward chain located in this popular Church Avenue location in the heart of Moseley Village within walking distance of all of the highly regarded amenities including shops, coffee shops, restaurants and bars and not to mention the local transport links into the City Centre, including Moseley Train Station, which is due to open soon! The accommodation on offer briefly comprises; front garden, hallway, two reception rooms, kitchen, downstairs WC and access to a courtyard garden. To the first floor there are three bedrooms and a family bathroom. The property benefits from central heating and no upward chain. Efficiency Rating D. To arrange your viewing of this lovely property please call our Moseley office.



### Approach

The property is approached via a paved pathway with trees and shrubs to frontage leading to a wooden front entry door opening into:

### Hallway

With exposed wooden floorboards, stairs giving rise to the first floor accommodation, ceiling light point and doors opening into:

### Reception Room One

12'0" x 10'4" (3.68 x 3.17)

With exposed wooden floorboards, single glazed sash window to the front aspect, ceiling light point, decorative coving to ceiling, feature fireplace and single glazed door opening into:

### Lobby Area

With door opening into useful under stairs storage cupboard, door opening into ground floor WC and a single glazed wooden door opening into:

### Reception Room Two

11'10" x 14'7" into bay (3.62 x 4.47 into bay)

With a single glazed sash bay window to the front aspect, ceiling light point, decorative ceiling rose, central heating radiator, two original storage cupboards to alcoves and feature fireplace with tiled hearth.

### Kitchen

11'9" x 11'10" (3.60 x 3.61)

With Laminate to flooring, central heating radiator, ceiling spotlights, wall and base units with marble effect work surfaces over incorporating one and a half bowl sink and drainer with mixer tap over, single glazed window to the side aspect, built-in Bosch cooker and hob with Indesit extractor over, space facility for fridge freezer, wall mounted Worcester combination boiler and built-in Bosch dishwasher and washer dryer.

### Ground Floor WC

6'6" x 4'0" (1.99 x 1.24)

With single glazed opaque window to the side aspect, central heating radiator, low flush WC, sink in vanity unit with mixer tap over, continued Laminate to flooring and ceiling light point.

### First Floor Accommodation

From the hallway stairs giving rise to the first floor landing with ceiling light point, single glazed window to the rear aspect and further doors opening into:

### Bedroom One

11'10" x 12'1" (3.61 x 3.70)

With door opening into over stairs storage cupboard with wall mounted light point and providing useful storage, single glazed sash window to the front aspect, central heating radiator and ceiling light point.

### Bedroom Two

11'10" max x 7'3" x 11'9" max x 7'9" min (3.63 max x 2.22 x 3.60 max x 2.38 min)

With loft access point providing useful storage, single glazed window to the side aspect, built-in wardrobes, central heating radiator and ceiling light point.

### Bedroom Three

10'5" x 12'1" (3.20 x 3.69)

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

### Bathroom

7'10" x 6'4" (2.39 x 1.95)

With tiled flooring, central heating radiator, single glazed opaque window to the rear aspect, low flush WC, sink on pedestal with mixer tap over, panelled bath with mixer tap over and shower attachment above, tiling to walls, wall mounted towel rail, ceiling light point, wall mounted extractor fan and central heating radiator.

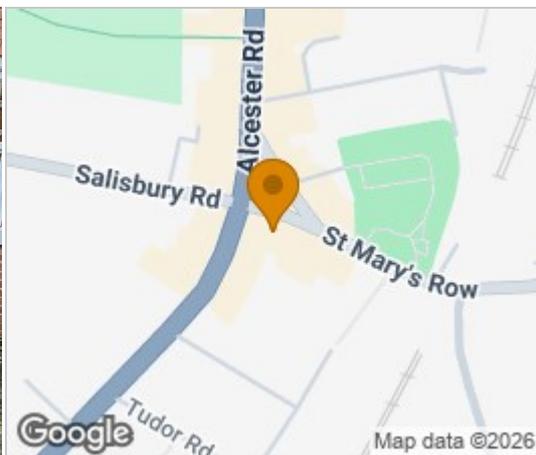
### Rear Courtyard Garden

With a paved patio area, small pond, space for shed and fenced surround.

### Council Tax Band

According to the Direct Gov website the Council Tax Band for 2 Church Avenue, St. Marys Row, Moseley, Birmingham, B13 8JQ is band C and the annual Council Tax amount is approximately £1,988.44, subject to confirmation from your legal representative.





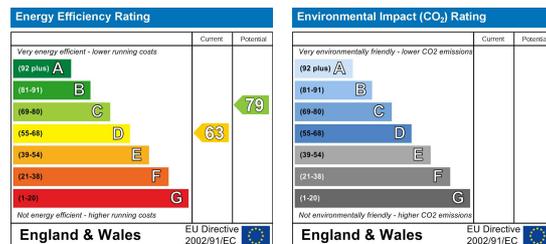
## Floor Plan



## 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.