



## 31 Chestnut Road

Birmingham, B13 9AJ

Offers Over £370,000



**\*\*AMAZING AND EXTENDED FOUR BEDROOM MID-TERRACE PERIOD HOME!!\*\*** Lovely mid-terraced four bedroom home located on Chestnut Road, just off Church Road in Moseley. Offering good access up into Moseley Village with all of its associated amenities including coffee shops, restaurants, bars and shops, and the upcoming Moseley Train Station. This lovely home comprises of; front fore parking, hallway, through lounge, cellar, downstairs shower room, utility room, extended kitchen/diner and access to the rear garden. To the first floor there are three bedrooms with a family bathroom and a further staircase leading to the top floor loft bedroom. The property also benefits from central heating and double glazing (where stated). Energy Efficiency Rating D. To arrange your viewing for this great home please contact our Moseley office.



### Approach

The property is approached via a paved pathway with front fore parking leading to a wooden door opening into:

### Entrance Vestibule

With tiled flooring, ceiling light point and further single glazed opaque door opening into:

### Hallway

With central heating radiator, stairs giving rise to the first floor accommodation, continued tiled to flooring, door opening into cellar and door opening into:

### Through Lounge

12'10" x 26'4" into bay (3.93 x 8.05 into bay)

With double glazed bay window to the front aspect, double glazed window to the rear aspect, log burning fire with tiled hearth, surround and mantle piece, exposed wooden floorboards, two central heating radiators and decorative coving to ceiling.

### Cellar

6'9" x 12'0" (2.07 x 3.67)

From hallway door opens into cellar with stairs leading down with ceiling light point and double glazed window to the rear aspect.

### Kitchen/Diner

8'9" max x 25'11" pantry 2'2" x 5'8" (2.67 max x 7.91  
pantry 0.67 x 1.73)

With three double glazed windows to the side aspect, double glazed patio doors giving views and access to the rear garden, two Velux windows, central heating radiator, tiling to flooring, base units with wooden work surfaces incorporating Belfast sink with mixer tap over, built-in dishwasher, space for cooker, hob with extractor over, space for fridge freezer, tiling to splashbacks, underfloor heating, doors opening into storage cupboard providing useful storage and housing the Worcester combination boiler and door opening into pantry providing useful storage and space for washing machine and a wall mounted light point..

### Downstairs Shower Room

6'1" x 7'6" (1.86 x 2.31)

With double glazed opaque window to the side aspect, wall mounted extractor, ceiling light point, walk-in shower cubicle with rainfall shower over, low flush WC, sink with mixer tap over, central heating towel rail, tiled flooring and tiling surround.

### First Floor Accommodation

From the hallway stairs gives rise to the first floor landing with ceiling light point, stairs giving rise to the top floor accommodation and doors opening into:

### Bathroom

5'10" x 5'8" (1.80 x 1.73)

With central radiator, ceiling light point, tiling to flooring, sink on pedestal with two taps over, low flush WC, walk-in shower cubicle with shower attachment above and double glazed opaque window to the side aspect.

### Bedroom One

16'8" x 11'5" (5.09 x 3.48)

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

### Bedroom Two

12'5" x 11'1" (3.79 x 3.39)

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

### Bedroom Three

8'11" x 7'10" min x 10'4" max (2.74 x 2.40 min x 3.15 max)

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

### Top Floor Accommodation

From the first floor landing stairs gives rise to the top floor with door opening into:

### Bedroom Four

10'5" x 17'5" (3.20 x 5.33)

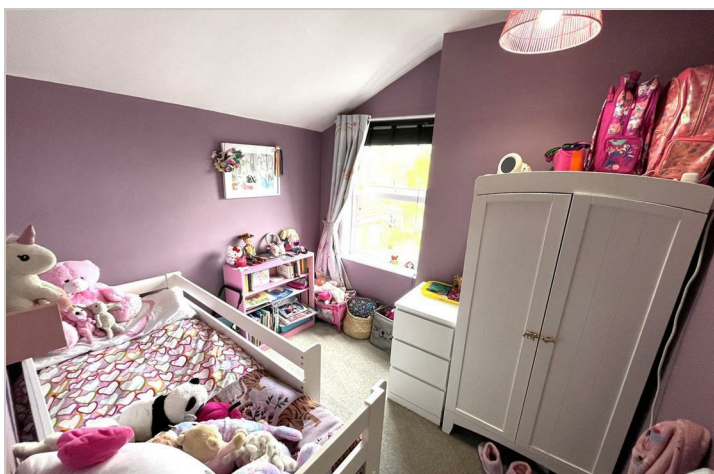
With a Velux window, ceiling light point, central heating radiator and two doors opening into eaves storage.

### Garden

With a paved patio area leading to lawned turfed area with mature trees and shrubs to borders and fencing surround.

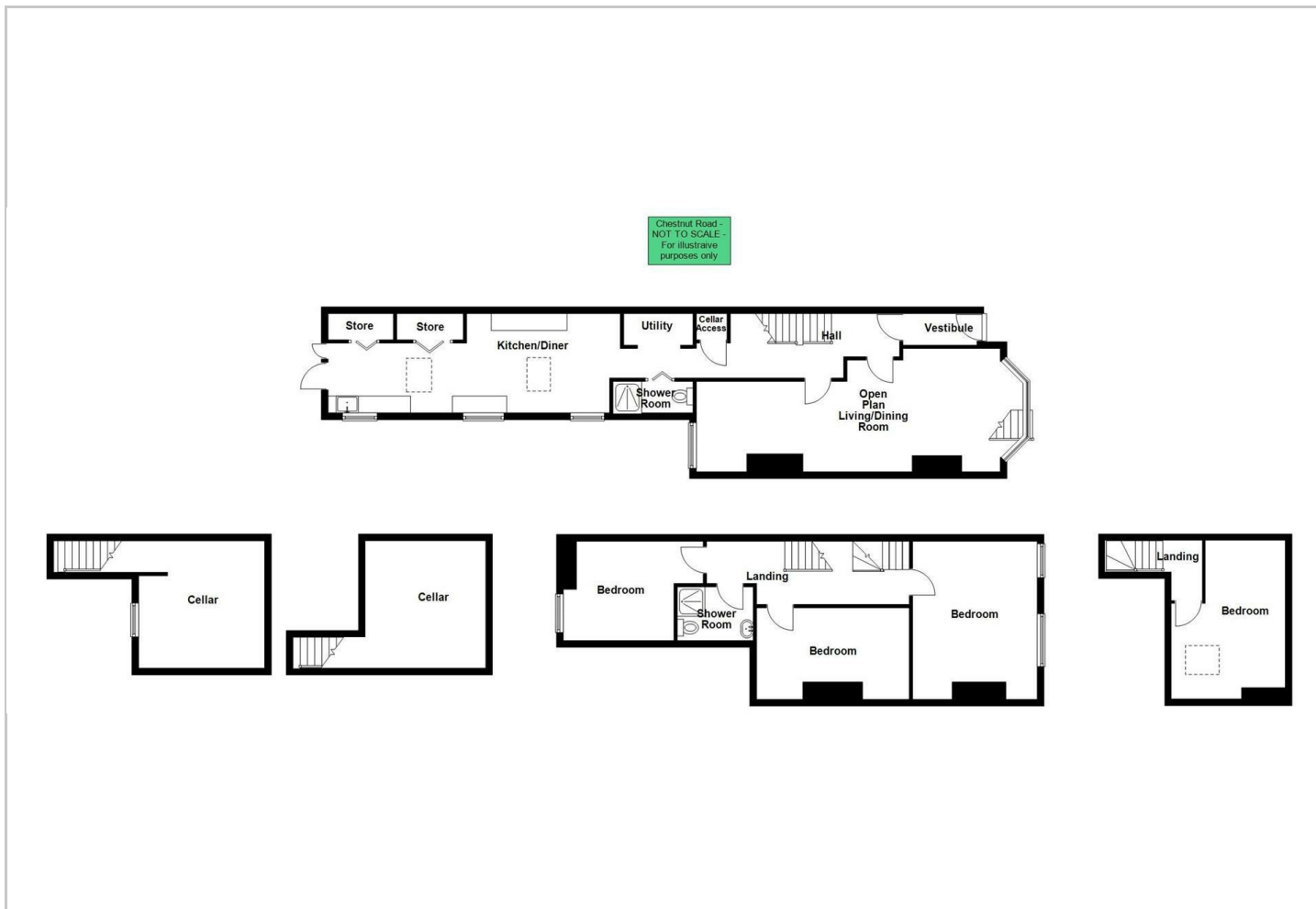
### Council Tax Band

According to the Direct Gov website the Council Tax Band for 31 Chestnut Road, Birmingham, B13 9AJ is band C and the annual Council Tax amount is approximately £1,988.44 subject to confirmation from your legal representative.





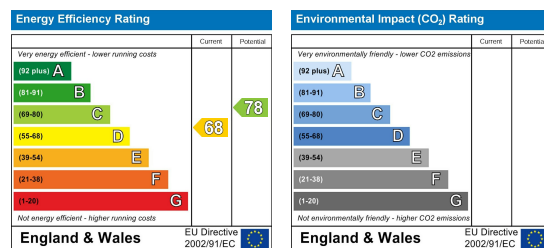
## Floor Plan



## 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.