Rice Chamberlains
ESTATE AGENTS LLP



12 Church Avenue

Moseley, Birmingham, B13 8JQ

Offers Over £445,000

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MODERNISED THROUGHOUT* BEAUTIFUL PERIOD END TERRACE HOME THAT HAS BEEN RECENTLY UPDATED AND MODERNISED THROUGHOUT* IN THE HEART OF MOSELEY!
This superb double fronted, end terrace, period home must be viewed to be appreciated and has been beautifully updated by the current owners to compliment it's beautiful character feature. Located in the heart of Moseley Village, hidden behind a gated walk way, one minutes walk from the brand new Moseley Train Station, offering access to the City Centre. The property benefits from being walking distance of all of the highly regarded amenities including shops, coffee shops, restaurants and bars. The accommodation on approach briefly comprises; front fore garden, with paved stones, reception room, open plan living room and re-fitted brand new kitchen, downstairs WC, converted cellar with further living space/bedroom and further room which would be ideal for a games room/home cinema, or home office. The property benefits from having a brand new kitchen, bathroom, utility room/ downstairs WC brand new radiators throughout, and brand new consumer board. The property has a rear courtyard garden and with three bedrooms and a family bathroom to the first floor. The property further benefits from central heating and no upward chain! Energy Efficiency Rating TBC. To arrange your viewing of this 'stunning property please call our Moseley office.





Approach
The property is approached via a stone chipped area with paving with decorative shrubs and trees leading to wooden front entry door opening into:

Hallway
With stairs giving rose to the first floor accommodation, ceiling light point and doors opening into:

Reception Room One
11'7" x 14'9" into bay (3.537 x 4.504 into bay)
With single glazed bay window to the front aspect, central heating radiator, dado rail and ceiling light point with decorative ceiling rose.

Reception Room Two
12'1" x 9'10" (3.684 x 3.018)
With single glazed window to the front aspect, ceiling light point with decorative ceiling rose, dado rail and central heating radiator.

Open Plan Living /Kitchen Area
22'1" max x 11'6" (6.734 max x 3.506)
Also being accessed from glazed door from reception room one. With two central heating radiators, two ceiling light point with decorative ceiling roses, ceiling spotlights, wall and base units with wooden effect work surfaces over incorporating sink and drainer with mixer tap over, cooker, gas hob with extractor over, tiling to splash backs, built -in fridge and freezer, two double glazed windows to the side aspect and wall mounted Baxi boiler.

Downstairs WC
6'5" x 4'0" (1.957 x 1.234)
With sink and drainer with mixer tap over, low flush WC, lino flooring, double glazed opaque window to the rear aspect, ceiling light point and wall mounted extractor fan.

Cellar/Bedroom Four
8'1" x 10'10" (2.471 x 3.313)
With stairs leading down into the bedroom area with two ceiling light point, continued laminate wooden flooring, window to the front aspect and central heating radiator.

Cellar Room
11'0" x 9'5" (3.357 x 2.880)
With central heating radiator and ceiling light point.

First Floor Accommodation
With ceiling light point, dado rail, double glazed window to the rear aspect and doors opening into:

Bedroom One
9'9" max x 12'1" (2.997 max x 3.686)
With single glazed sash window to the front aspect, ceiling light point with decorative ceiling rose, central heating radiator, dado rail, loft access point (not inspected) and door opening into storage cupboard.

Bedroom Two
11'11" max x 11'6" max (3.642 max x 3.526 max)
With double glazed window to the side aspect, ceiling light point with decorative ceiling rose, dado rail and central heating radiator.

Bedroom Three
11'7" x 12'1" (3.544 x 3.698)
With single glazed sash window to the front aspect, ceiling light point with decorative ceiling rose, dado rail and central heating radiator.

Bathroom
7'6" x 6'1" (2.307 x 1.857)

With tiled flooring, two central heating radiators, bath with feet with mixer tap and shower attachment over, wash hand basin on pedestal with mixer tap, low flush WC, double glazed opaque window to the side aspect, wall mounted extractor and ceiling light points.

Rear Garden

With double glazed opaque door giving access to the rear courtyard garden with a paved patio area with decorative trees and shrubs to borders and with fencing surround.

Council Tax Band

According to the Direct Gov website the Council Tax Band for 12 Church Avenue, 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.

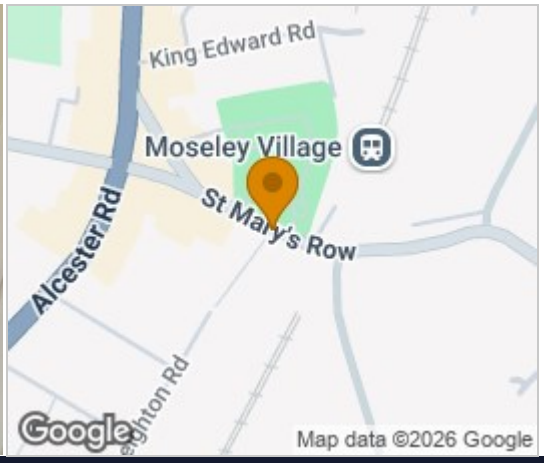






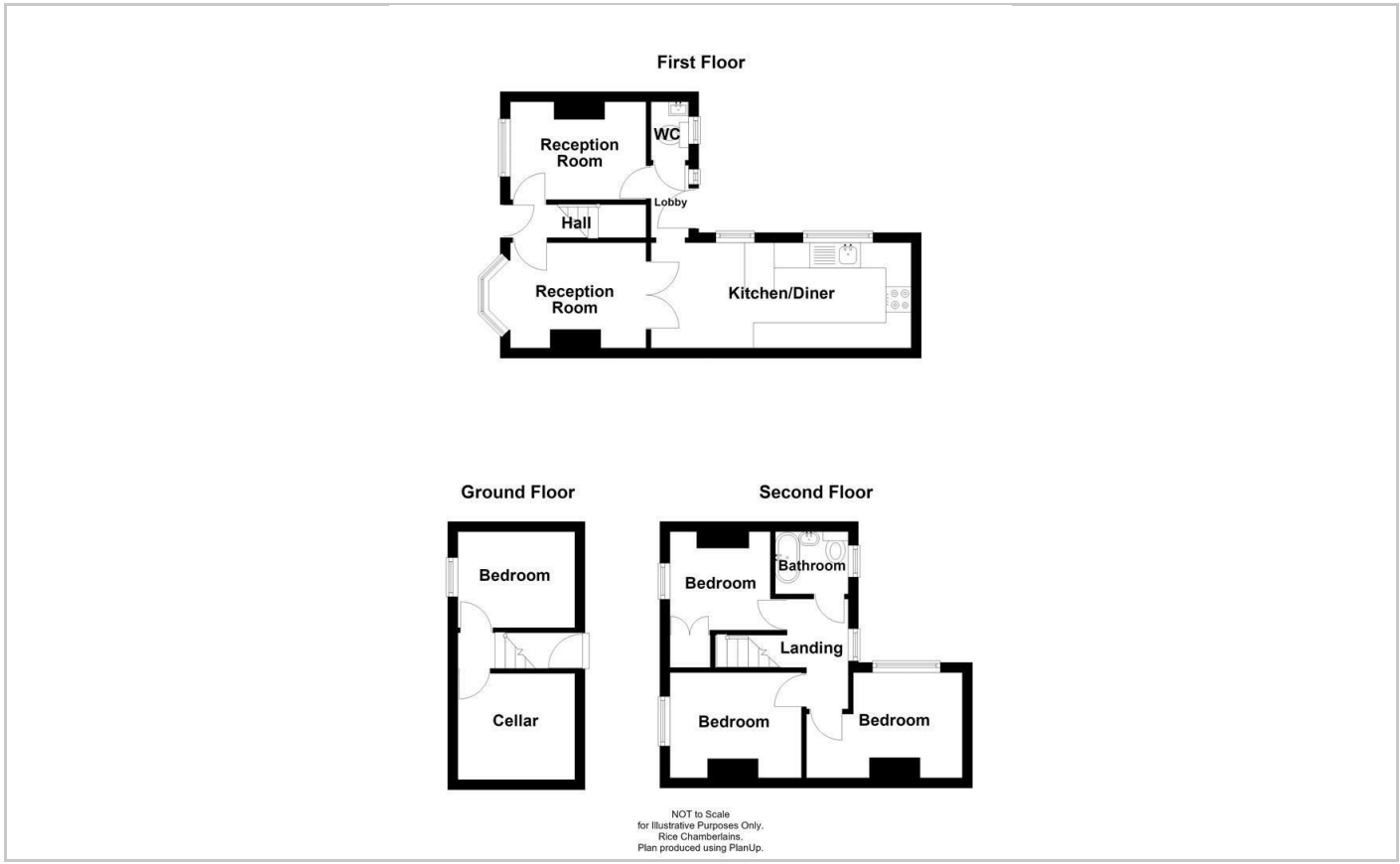








Floor Plan



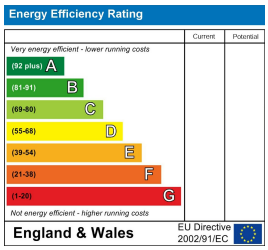
Viewing

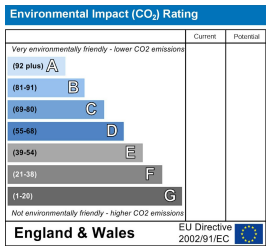
Please contact our Moseley Office on 0121 442 4040 if you wish to arrange a viewing appointment for this property or require further information.

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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