



## 3 Chandos Avenue

Moseley, Birmingham, B13 8HG

Marketing Price - TBC





Lovely two bedroom mid-terrace home with architect designed loft conversion in the Heart of Moseley located on Chandos Avenue, a quaint walk-way off Leighton Road in Moseley and offers excellent access to all associated amenities including coffee shops, cafes, bars, restaurants, shopping facilities and good transport links in the City Centre and the upcoming Moseley Train Station. The property boasts an array of original features and a contemporary feel. Being offered with central heating and double glazing throughout the further accommodation offered comprises of; front garden, two reception rooms, kitchen, utility room and access to a landscaped rear garden. To the first floor there are two bedrooms with a four-piece bathroom and further staircase leading to architect designed loft conversion with lovely rear views. The property further benefits from no upward chain. Energy Performance Rating: D. To arrange your viewing to fully appreciate the accommodation on offer please contact our Moseley office.



#### Approach

The property is approached via a shared pathway with lawn turfed area with mature trees surround and leading to a opaque UPVC composite front entry door opening into:

#### Front Reception Room

11'10" x 11'3" (3.63 x 3.44)

With double glazed sash window to the front aspects, cornice to ceiling, feature fireplace with inset cast iron fire with tiled hearth and decorative wooden surround and mantle piece, ceiling light point, central heating radiator, exposed wooden floorboards and original style interior door with inset stained glass leaded light window opening into:

#### Rear Reception Room

12'0" x 11'2" (3.66 x 3.41)

With under stairs storage providing useful storage and ceiling light point, double glazed window to the rear aspects, inset feature fireplace with wooden surround and mantle piece and tiled hearth, continued exposed wooden floorboards, ceiling light point, cornice to ceiling, central heating radiator, door to stairs giving rise to the first floor landing and door opening into:

#### Kitchen

6'3" x 15'11" (1.91 x 4.86)

With central heating radiator, two double glazed windows to the side aspect, tiling to flooring, white base units with worksurface incorporating stainless steel sink and drainer with mixer tap over, 'Beko' cooker and hob with extractor over, built-in 'Kenwood' dishwasher, tiling to splash backs, Velux window, double glazed patio door to the rear garden and further door opening into:

#### Utility

5'9" x 6'10" (1.77 x 2.09)

With white wall and base units, white worksurface, stainless steel sink with mixer tap over, wall-mounter 'Intergas' Combination boiler, space for washing machine, tiling to flooring, ceiling light point, central heated radiator, Velux window, double glazed window to side aspect and double glazed patio door to rear garden,

#### First Floor Landing

With two ceiling light points and doors opening into:

#### Bedroom One

11'11" x 11'3" (3.64 x 3.45)

With double glazed sash window to the front aspects, central heating radiator, ceiling light point and useful over stairs storage cupboard providing useful storage

### Bedroom Two

8'2" x 8'9" (2.51 x 2.69)

With coving to ceiling, central heating radiator and ceiling light point, double glazed window to the rear aspects,

### Architect Designed Loft Conversion

11'9" x 13'3" (3.60 x 4.05)

Accessed via stairs rising from the first floor landing up to the loft conversion: With a large array of inbuilt storage options to eaves, recessed spotlights to ceiling, double glazed dormer window giving views to the rear aspects, central heating radiator and exposed wooden flooring.

### Bathroom

11'4" x 6'3" (3.45 x 1.91)

With a four piece white bathroom suite comprising; panelled bath with two taps over, low flush push button WC, wash hand basin on pedestal with mixer tap over, shower cubicle with shower over, exposed wooden flooring, central heating radiator, ceiling

light point, wall mounted extractor, wall mounted light point and double glazed opaque window to the rear aspects.

### Rear Garden

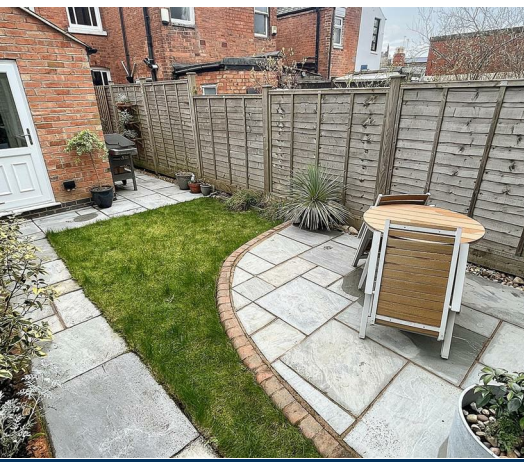
With a paved patio area with shrubs to borders leading to rear mature lawned area further patio area and fencing surround.

### Council Tax Band

According to the Direct Gov website the Council Tax Band for 3 Chandos Avenue, Moseley, Birmingham, B13 8HG is band B and the annual Council Tax amount is approximately £1,620.70 subject to confirmation from your legal representative.







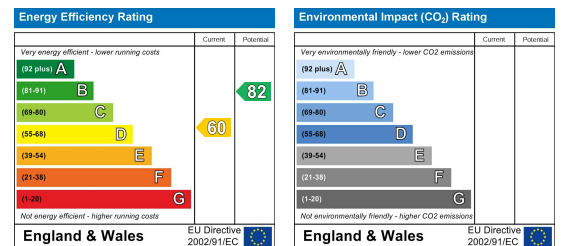
## Floor Plan



## 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



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### 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.