



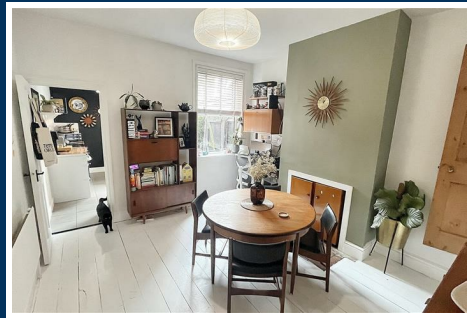
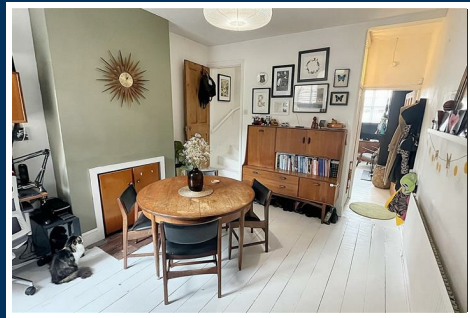
85 Dennis Road

, Birmingham, B12 8BL

Offers Over £210,000



Lovely mid-terrace two bedroom period home, located in a popular location on the edge of Moseley. Offering excellent access into Moseley 'Village' with all of its associated amenities including coffee shops, cafes, bars, restaurants, shopping facilities and good transport links in the City Centre and the upcoming Moseley Train Station. Offering an abundance of period character throughout and in brief the accommodation offered consists of; shallow fore gardens, two reception rooms, kitchen and access to the rear garden with two out-houses. To the first floor there are two bedrooms and a bathroom. Energy Efficiency Rating E. The property further benefits from central heating and double glazing. To arrange your viewing to fully appreciate the accommodation on offer please contact our Moseley office.



Approach

The property is approached via a shallow fore garden with gate and pathway leading to a composite front entrance door opening into:

Reception Room One

11'6" x 14'10" into bay (3.51 x 4.53 into bay)

With exposed floorboards, log burner fire with brick surround, tiled hearth and mantle piece, ceiling light point, decorative coving, cornice to ceiling, double glazed bay window to the front aspect and door opening into:

Reception Room Two

12'11" x 11'6" (3.94 x 3.52)

With door opening into under stairs storage cupboard providing useful storage and ceiling light point, further ceiling light point, exposed wooden floorboards, central heating radiator, double glazed window to the rear aspect, door giving access to first floor landing and further door opening into:

Kitchen

11'5" x 6'6" (3.48 x 1.99)

With base units with wooden effect work surfaces incorporating stainless steel sink and drainer with mixer tap over, space for cooker, washing machine and fridge freezer, ceiling light point, double glazed window to the side aspect, double glazed door giving access to the rear garden and tiled flooring.

First Floor Accommodation

From reception room two with stairs gives rise to the first floor landing with two ceiling light points, exposed floorboards and doors opening into:

Bedroom One

13'5" x 12'11" (4.09 x 3.96)

With ceiling light point, wall mounted light point, central heating radiator, original feature fireplace and double glazed window to the front aspect.

Bedroom Two

10'5" x 12'11" (3.19 x 3.96)

With door opening into over stairs storage cupboard providing useful storage, ceiling light point, central heating radiator, original fireplace and double glazed window to the rear aspect.

Bathroom

6'6" x 11'5" (1.99 x 3.49)

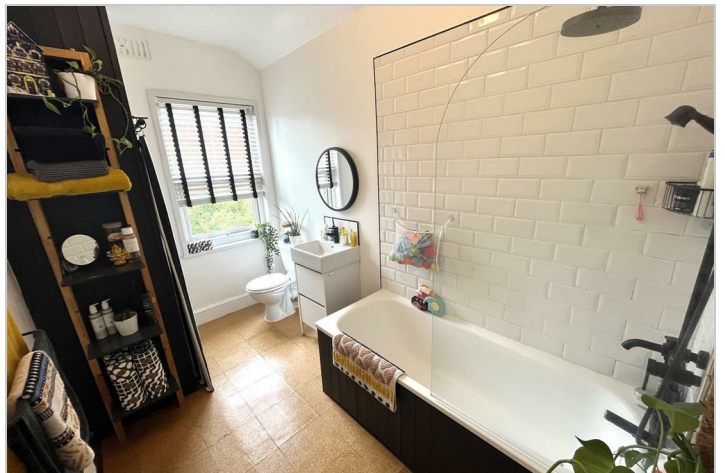
With tiling to flooring, central heating radiator, double glazed window to the rear aspect, three piece white bathroom suite comprising panel bath with mixer tap and rainfall shower over, sink in vanity unit with mixer tap over, low flush WC, tiling surround, ceiling light point and storage cupboard housing 'Vaillant' combination boiler and providing useful storage.

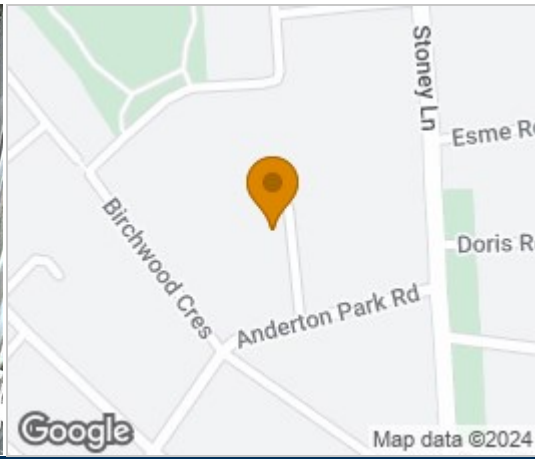
Rear Garden

With two small outhouse providing useful storage and a paved pathway with shrubs to borders and leading to slate chippings and rear patio area with decorative tress and shrubs to borders and fencing surround.

Council Tax Band

According to the Direct Gov website the Council Tax Band for 85 Dennis Road Balsall Heath, Birmingham, B12 8BL is band B and the annual Council Tax amount is approximately £1,620.70 subject to confirmation from your legal representative.





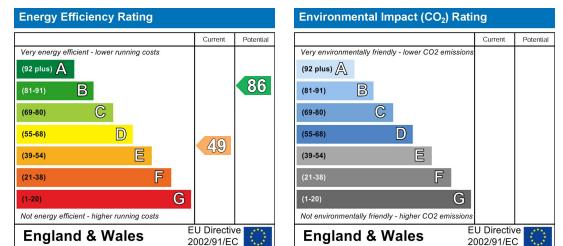
Floor Plan



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.