



## 2 Aldwyn Avenue

Moseley, Birmingham, B13 8HB

Offers Over £310,000



Tucked away in this quiet leafy walkway sits this lovely, three bedroom, mid-terrace home which offers a tremendous amount of charm and character. Ideally located for walking access into Moseley village with all of its associated amenities including award winning Farmers market, coffee shops, restaurants, eateries and shopping facilities but also access to Moseley Private park, MAC Theatre, Cannon Hill Park, Edgbaston Cricket Club and the City Centre via the local transport links and upcoming Moseley train station. In brief the accommodation offered comprises; front garden with shared pathway, front living room, dining room, kitchen, ground floor bathroom and access to a lovely courtyard rear garden. To the first floor there are three bedrooms and stairs giving access to a useable loft room. Energy Efficiency Rating D. To arrange your viewing of this wonderful home please call our Moseley sales team.



### Approach

The property is approached via a shared pathway with a private lawn turfed area with mature trees and fencing to borders and pathway leading to a wooden single glazed front entry door opening into:

### Front Reception Room

11'0" x 11'3" (3.37 x 3.44)

With exposed wooden floorboards, central heating radiator, dado rail, decorative cornice to ceiling, single glazed sash window to the front aspect, ceiling light point, gas fireplace with marble surround and hearth with wooden mantle piece and door opening into:

### Reception Room Two

11'0" x 12'3" (3.37 x 3.75)

With continued exposed wooden floorboards, door opening into under stairs storage cupboard with ceiling light point and providing useful storage, central heating radiator, single glazed sash window to the rear aspect, dado rail, picture rail, coving to ceiling, ceiling light point, door to stairs giving rise to the first floor landing and single glazed door opening into:

### Kitchen

12'0" x 6'1" (3.68 x 1.86)

With tiled flooring, wooden base units with marble effect work surface incorporating stainless steel sink and drainer, breakfast area, space for fridge freezer

and cooker, wall mounted 'Worcester' combination boiler, two single glazed windows to the side aspect, ceiling light point, ceiling extractor fan and open walkway into:

### Inner Lobby

With door opening into storage cupboard providing useful storage, double glazed opaque door giving access to the rear garden and further door opening into:

### Ground Floor Bathroom

5'9" x 7'5" (1.77 x 2.27)

With tiled flooring, tiled surround, three piece white bathroom suite with low flush WC, sink on pedestal with two taps over, panel bath with two taps over and shower over, wall mounted heated towel rail, single glazed opaque window to the side aspect, ceiling light point and wall mounted heater.

### First Floor Accommodation

From rear reception room stairs gives rise to the first floor landing with ceiling light point, central heating radiator and doors opening into:

### Bedroom One

11'1" x 11'3" (3.40 x 3.45)

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

### Bedroom Two

12'4" x 7'11" (3.78 x 2.42)

With single glazed window to the rear aspect, ceiling light point, exposed wooden floorboards, door opening into over stairs storage providing useful storage and stairs giving rise to the loft room and central heating radiator.

### Bedroom Three

6'2" x 12'0" (1.90 x 3.67)

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

### Loft Room

10'11" x 18'7" (3.35 x 5.67)

With two Velux windows, ceiling spotlights, eaves storage and with restricted head height.

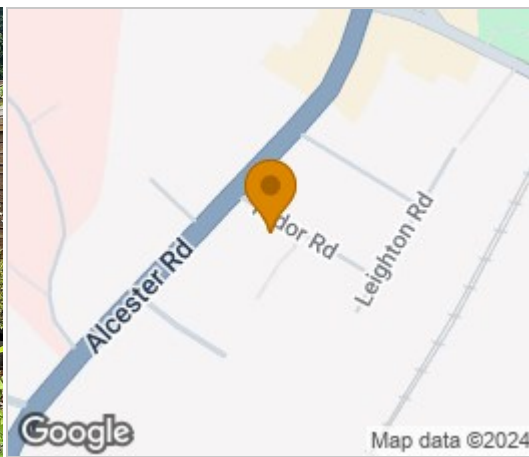
### Rear Garden

With a paved pathway leading to stone chipping garden, rear entrance and being finished with fencing to borders.

### Council Tax Band

According to the Direct Gov website the Council Tax Band for 2 Aldwyn Avenue Moseley, Birmingham, B13 8HB is band B and the annual Council Tax amount is approximately £1,620.70 subject to confirmation from your legal representative.





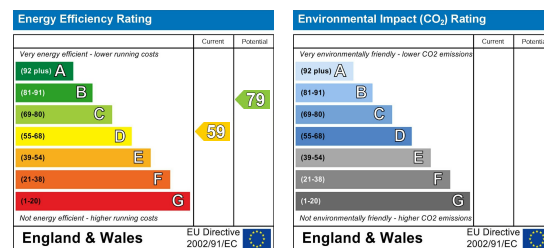
## Floor Plan



## 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.