



5 Aldwyn Avenue

Moseley, Birmingham, B13 8HB

Offers Over £300,000



Lovely two bedroom mid-terrace home with in the Heart of Moseley located on Aldwyn Avenue, a quaint walk-way off Tudor 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 with access to rear garden and stairs rising to the first floor with two bedrooms and a re-fitted bathroom. The property further benefits from no upward chain. Energy Performance Rating: C. 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 private lawn turfed area with mature trees and shrubs to borders and fencing surround leading to a front entrance door opening into:

Reception Room One

10'11" x 11'3" (3.35 x 3.45)

With single glazed sash window to the front aspect, exposed wooden floorboards, central heating radiator, coving to ceiling, ceiling light point, door opening to stairs giving rise to the first floor landing and wooden door with single glazed opaque window opens into:

Reception Room Two

12'2" x 11'0" (3.72 x 3.36)

With door opening into under stairs storage cupboard providing useful storage, open fireplace with surround and wooden mantle piece and tiled hearth, central heating radiator, coving to ceiling, ceiling light point, exposed wooden floorboards, double glazed door giving access to the rear garden and door opening into:

Kitchen

12'0" x 6'0" (3.68 x 1.85)

With wall and base units with wooden effect work surfaces incorporating stainless steel sink and drainer with

First Floor Accommodation

From reception room with stairs giving rise to the first floor landing with two ceiling light point, loft access point and doors opening into:

Bedroom One

10'11" x 11'3" (3.35 x 3.43)

With single glazed sash window to the front aspect, exposed wooden floorboards, ceiling light point, built-in wardrobe providing useful storage space, coving to ceiling and central heating radiators.

Bedroom Two

12'2" x 7'10" (3.72 x 2.41)

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

Bathroom

12'2" x 7'10" (3.72 x 2.41)

With a three piece white bathroom suite comprising

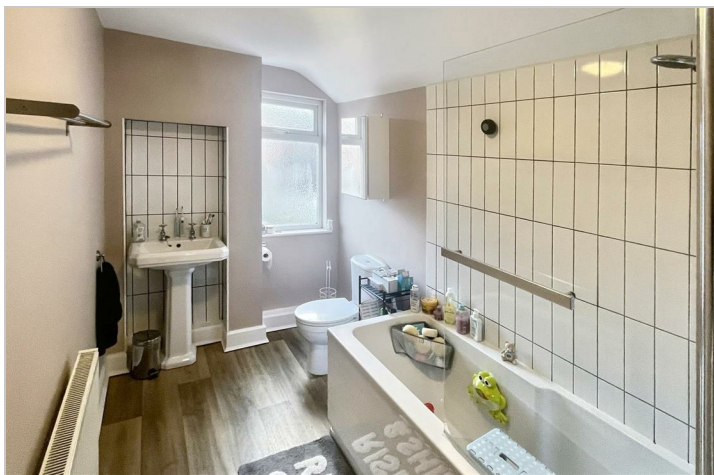
panel bath with two taps over and shower attachment above, low flush WC, sink on pedestal with two taps over, lino to flooring, central heating radiator, tiled surround, double glazed opaque window to the rear aspect, ceiling light point, ceiling extractor fan and door opening into airing cupboard housing 'Vaillant' combination boiler.

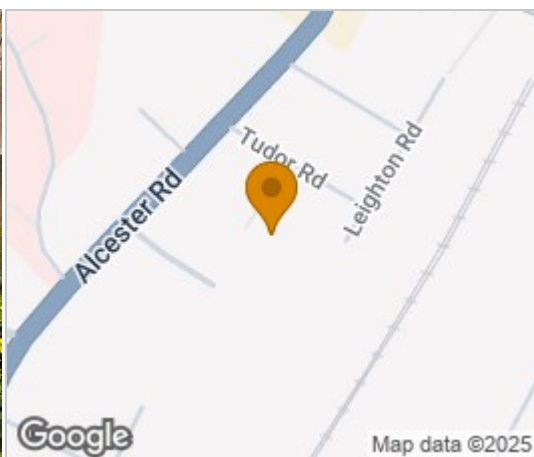
Garden

With paved patio area leading to lawned turf area with shrubs to borders and fencing surround.

Council Tax Band

According to the Direct Gov website the Council Tax Band for 5 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

Aldwyn Avenue
For illustrative purposes only, NOT to scale.



Viewing

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

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.

Energy Efficiency Graph

