



## 31 Cannon Hill Road

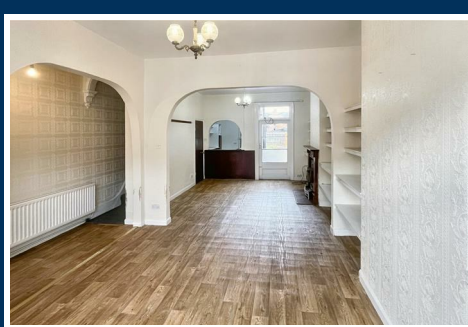
, Birmingham, B12 9NH

Offers Over £110,000





Two bedroom end-terrace home requiring modernisation in this popular location. The property is conveniently located for all local amenities including the MAC, Edgbaston Cricket Ground, Birmingham University, QE Hospital and Cannon Hill park and good local transport links into the City Centre. The property benefits from central heating and offers no upward chain. The accommodation briefly comprises of; shallow fore garden, inner vestibule, hallway opening to through-lounge, kitchen, inner lobby, downstairs WC/utility room and access to a mature rear garden. To the first floor there are two bedrooms and a bathroom. Energy Efficiency Rating E. To arrange your viewing to fully appreciate the accommodation on offer please contact our Moseley office.



### Approach

This two bed mid terrace home is approached via a shallow fore garden leading to a wooden front entrance door with accompanying single glazed windows to side opening into:

### Hallway

With lino to flooring, wooden cladding surround, ceiling light point and single glazed opaque door opening into:

### Through-Lounge

27'8" x 11'6" min x 12'3" max (8.45 x 3.51 min x 3.74 max)  
With continued lino to flooring, two central heating radiators, three ceiling light points, stairs giving rise to the first floor accommodation, single glazed bay window to the front aspect, feature fireplace with surround and hearth, double glazed door opening into rear garden and open walkway into:

### Kitchen

7'11" x 14'3" (2.42 x 4.36)

With door opening into under stairs storage cupboard providing useful storage, continued lino to flooring, wooden wall and base units with work surfaces, sink with two bowls and drainer with mixer tap over, space for fridge freezer, space for cooker, wall mounted 'Worcester' boiler, double glazed window to the side aspect, central heating radiator, ceiling light point and door opening into:

### Inner Lobby

8'1" x 6'0" (2.47 x 1.84)

With double glazed window and accompanying patio door to the rear garden, double glazed window to the side aspect and door opening into airing cupboard.

### Ground Floor WC/Utility

8'0" x 8'8" (2.44 x 2.65)

With tiled surround, low flush WC, double glazed opaque window to the side aspect, ceiling light point.

### First Floor Accommodation

With stairs giving rise to the first floor landing with loft access point (not inspected), ceiling light point, over stairs storage cupboard

### Bedroom One

15'5" x 11'11" (4.71 x 3.64)

With single glazed window to the front aspect, tiling to flooring and ceiling light point and door opening into Bathroom.

### Bedroom Two

14'2" x 7'11" (4.34 x 2.43)

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

### Bathroom

12'9" x 9'8" (3.91 x 2.95)

With lino to flooring, low flush WC, sink on pedestal with mixer tap over, shower cubicle with Mira shower over, ceiling light point, central heating radiator and single glazed window to the rear aspect.

### Rear Garden

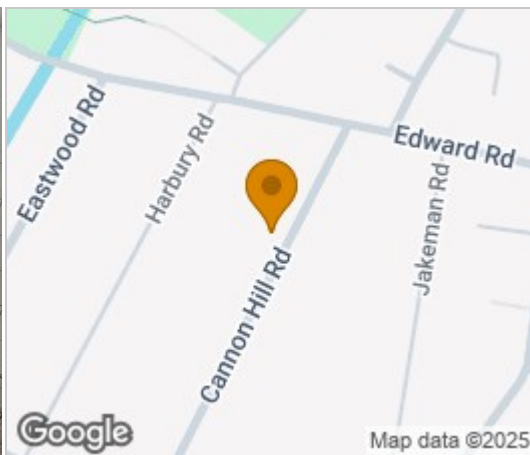
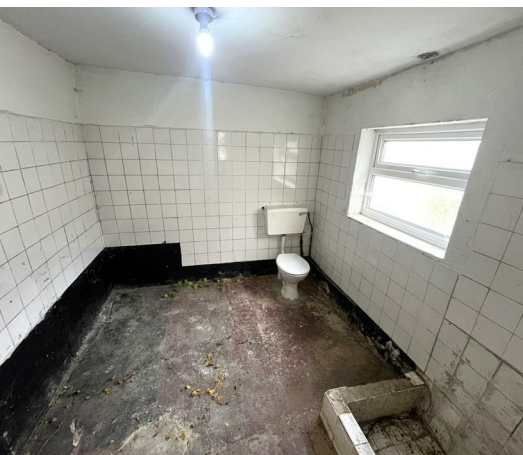
With pathway leading to lawn turfed area with decorative surround.

### Council Tax Band

According to the Direct Gov website the Council Tax Band for 31, Cannon Hill Road Birmingham, West Midlands, B12 9NH is band B and the annual Council Tax amount is approximately £1,620.70 subject to confirmation from your legal representative.







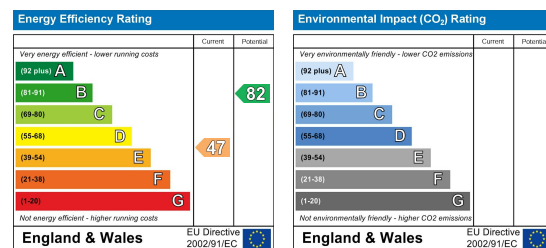
## Floor Plan



## 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.