



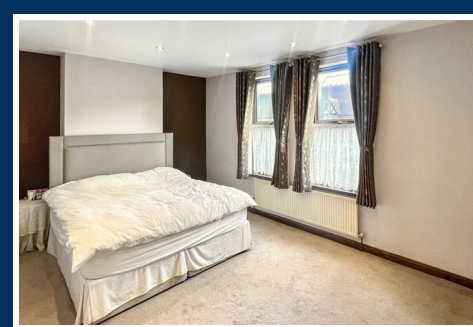
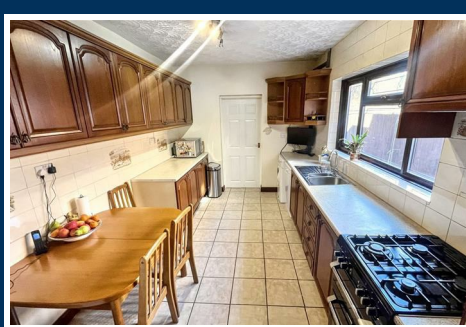
59 Cannon Hill Road

Birmingham, B12 9NJ

Guide Price £300,000



We are pleased to market this three bed, terraced, family home on Cannon Hill Road. The location is complimented with nearby amenities which include educational institutions such as Jakeman Nursery School and Park Hill Primary School, as well as recreational spaces like Cannon Hill Park, Calthorpe Park and Edgbaston stadium. The neighbourhood benefits from excellent public transportation links, including the Birmingham Super Stop service, which offers modern trams and buses with frequent stops. The property comprises of a front driveway, inner vestibule, hallway allowing access to; through living room, kitchen, further lobby area and fitted three piece bathroom. The first floor accommodation offers three bedrooms and a separate W/C, the property also benefits from a lawned rear garden. EPC rating is C. To book a viewing, call our Moseley office today!



Approach

The property is approached via a paved front area leading to a UPVC front entry door with accompanying window opening into:

Porch

With ceiling light point, laminate to flooring and UPVC opaque door opening into:

Hallway

With laminate to flooring, ceiling light point, central heating radiator, stairs giving rise to the first floor landing and two doors opening into:

Through Lounge

11'11" x 28'4" (3.64 x 8.64)

With laminate to flooring throughout, feature fireplace with wooden surround, tiled hearth and gas fire, picture rail, ceiling and wall mounted light points, decorative coving to ceiling, door opening into hallway and double glazed window to the front aspect. Rear lounge area with central heating radiator, double glazed window to the rear aspect, wall and ceiling light points, coving to ceiling and door opening into under stairs storage providing useful storage and further door opening into:

Kitchen

14'8" x 8'11" (4.48 x 2.73)

With central heating radiator, tiling to flooring, ceiling light point, double glazed window to the side aspect, wooden wall and base units with marble effect work surfaces incorporating one and a half bowl stainless steel sink and drainer with mixer tap over, space for cooker, washing machine and dishwasher, tiling to splash backs and further door opening into

Inner Lobby

With ceiling light point, space for fridge freezer, continued tiling to flooring, double glazed opaque door giving access to the rear garden and further door opening into:

Ground Floor Bathroom

With low flush WC, panel bath with mixer tap over with shower attachment and rainfall shower over, two sinks set in vanity unit with mixer tap over, door opening into airing cupboard housing 'Potterton' central heating combi boiler, double glazed opaque window to the side aspect, ceiling spotlights, ceiling extractor, wall mounted central heated towel rail, tiling to flooring and tiled surround.

First Floor Accommodation

From hallway stairs gives rise to the first floor landing stairs gives rise to the first floor landing with ceiling light point, loft access point, door opening into over stairs storage cupboard providing useful storage and doors opening into:

Separate WC

2'8" x 3'4" (0.82 x 1.04)

With tiled surround, lino to flooring, low flush WC, sink in vanity unit with mixer tap over, opaque double glazed window to the side aspect and ceiling light point.

Bedroom One

11'10" x 17'3" (3.63 x 5.28)

With two double glazed windows to the front aspect, ceiling spotlight and central heating radiator.

Bedroom Two

11'5" x 12'2" (3.49 x 3.73)

With ceiling spotlights, laminate wood effect flooring, central heating radiator and double glazed window to the rear aspect.

Bedroom Three

9'0" x 11'2" (2.75 x 3.42)

With central heating radiator, double glazed windows to the rear aspect, built-in wardrobe, double glazed opaque window to the side aspect and ceiling spotlights.

Loft Room

17'4" x 18'2" with restricted head height (5.29 x 5.54 with restricted head height)

With ceiling strip light and partially bordered.

Rear Garden

outhouse 7'11" x 13'0" (outhouse 2.43 x 3.98)

With a paved patio area leading to an outhouse with a ceiling light point, lino to flooring and space for fridge freezer, washing machine and useful storage space. Pathway leading to the rear of the garden and fencing to borders.





Floor Plan



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

