



22 Birchwood Crescent

Balsall Heath, Birmingham, B12 8BN

Offers Over £285,000



**** LOVELY TERRACED HOME WITH PERIOD FEATURES **** We are delighted to offer to the market this three bedroom period home, located in a popular tree-lined road on the edge of Moseley. Offering excellent access into Moseley 'Village' which is only a 15 minute walk away, with all of its associated amenities. Offering an abundance of period character throughout and in brief the accommodation offered consists of; fore gardens, front reception room, rear reception room, recently fitted kitchen, kitchen, downstairs shower room and w/c and an excellent rear garden. The property overlooks Balsall Heath park and offers a lovely green space. To the first floor there are two bedrooms, family bathroom and stairs rising to the top floor which offers an eaves storage room and a further bedroom. Energy Efficiency Rating D. Offering central heating and double glazing throughout your viewings should be arranged via our Moseley office.



Approach

The property is approached via a front fore garden leading to steps up to the front entry door opening into:

Entrance Vestibule

With exposed flooring, gas meter, ceiling light point, picture rail, tiling to half wall height and half glazed door opening into:

Hallway

With ceiling light point, dado rail, coving to ceiling, central heating radiator, stairs with handrails giving rise to the first floor landing and doors opening into:

Reception Room One

11'5" x 8'7" (3.48 x 2.62)

With recently installed double glazed bay window to the front aspect, ceiling light point, cornice to ceiling, dado rail, central heating radiator, shelving to alcoves, desks, and feature fire with wooden surround and tiled hearth.

Reception Room Two

11'10" x 13'4" x 16'6" (3.62 x 4.08 x 5.03)

With two ceiling light points, laminate wood effect flooring, central heating radiator, dado, under stairs storage area with tiled floor, double glazed door giving views and access to the rear garden, feature fireplace with wooden surround and mantle and tiled hearth and door opening into:

Kitchen

With a selection of wall and base units with wooden work surfaces incorporating sink and drainer with mixer tap over built-in induction hob with extractor over and splash back, built-in cooker, built-in

microwave, built-in fridge freezer, space facility for washing machine, recessed spots to ceiling, two ceiling skylights, tiled flooring, two double glazed windows to the side aspect, central heating radiator, Worcester combination boiler and opening into:

Ground Floor Shower Room

2'5" x 6'6" (0.76 x 1.99)

With shower cubicle, ceiling light point, central heating radiator, extractor fan, tiled flooring and door opening into:

Ground Floor WC

2'5" x 6'6" (0.76 x 1.99)

With a low flush WC, sink with cold tap, double glazed window to the rear aspect, tiled flooring and ceiling light point.

First Floor Accommodation

From the hallway stairs gives rise to the first floor landing with ceiling light point, further staircase to the top floor and doors opening into:

Bedroom One

11'5" x 11'9" (3.49 x 3.59)

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

Bedroom Two

11'1" x 6'9" (3.38 x 2.08)

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

Bathroom

4'7" x 11'1" (1.42 x 3.39)

With exposed wooden floorboards, low flush WC,

ceiling light point, double glazed window to the rear aspect, picture rail, panel bath with shower over, built-in shelving, tiled walls, sink on pedestal with hot and cold taps and storage below, tiling to splash backs,

Top Floor Accommodation

With stairs to first floor accommodation leading to Bedroom and eaves storage room;

Top Floor Bedroom

11'6" x 14'7" x 11'8" (3.51 x 4.45 x 3.56)

Bedroom loft space with ceiling light point, built in shelving with desk, double glazed window to the front aspect and central heating radiator

Storage Room

7'3" x 11'9" (2.22 x 3.6)

With ceiling light point.

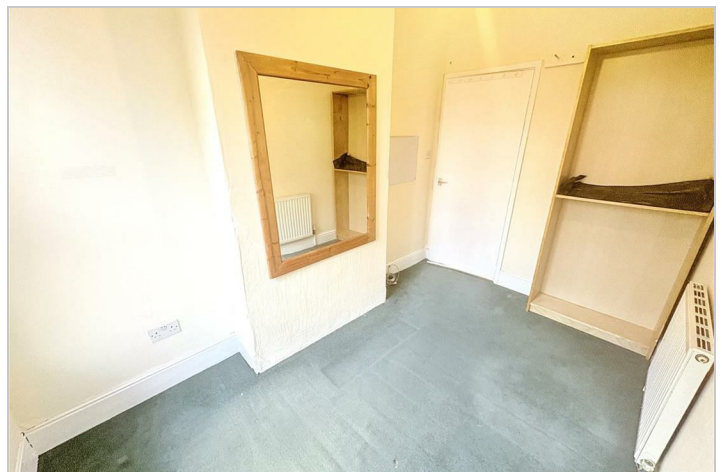
Rear Garden

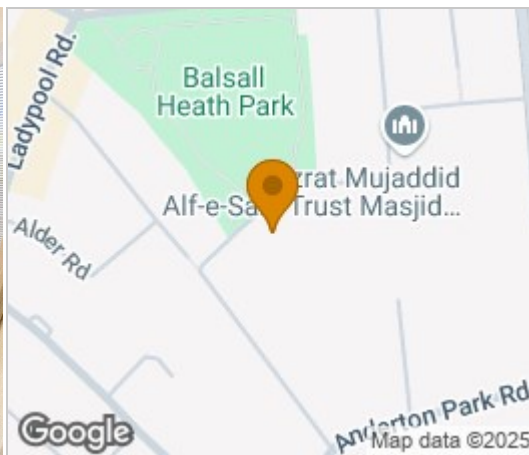
With a storage outhouse, Perspex canopy, yellow stone paved pathway leading to a low maintenance garden with well established plants over the pergola, with fencing to rear and access point.

Council Tax Band

According to the Direct Gov website the Council Tax Band for 22 Birchwood Crescent, B12 8BN is band B

and the annual Council Tax amount is approximately £1,739.89 subject to confirmation from your legal representative.





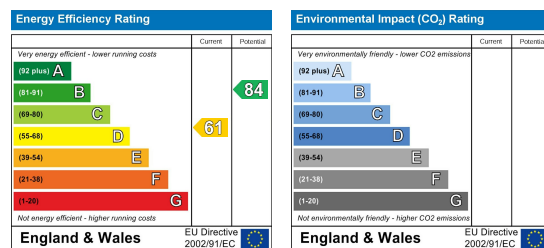
Floor Plan



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.

Energy Efficiency Graph



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.