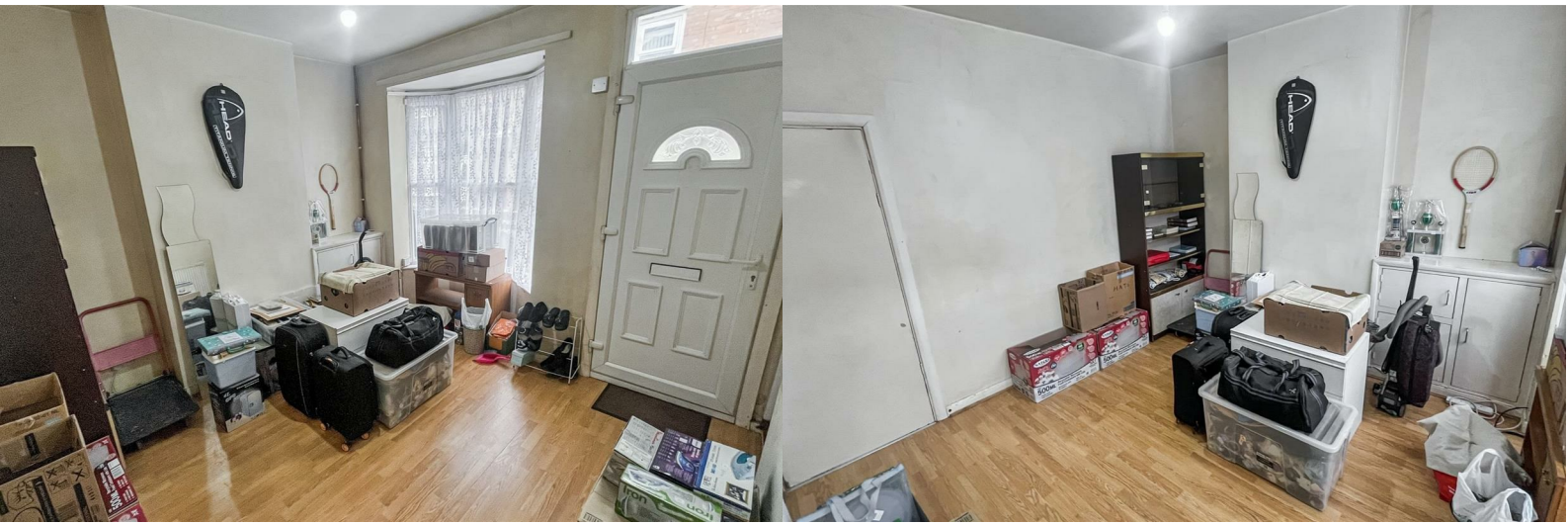




## 4 Chesterton Avenue Chesterton Road

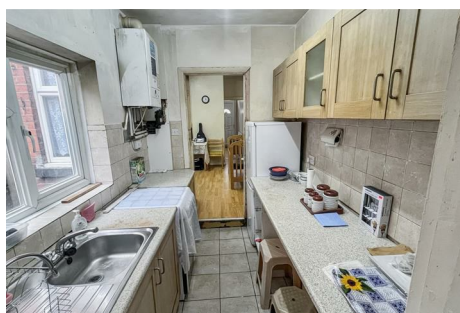
Balsall Heath, Birmingham, B12 8HH

Guide Price £190,000





Lovely mid-terrace three bedroom period home, located in a popular location in Balsall Heath on the edge of Moseley. Offering excellent access into Moseley 'Village' and Stratford Road with all of its associated amenities including coffee shops, cafes, bars, restaurants, shopping facilities and good transport links in the City Centre and the upcoming Moseley Train Station. Offering an abundance of period character throughout and in brief the accommodation offered consists of; shallow fore gardens, two reception rooms, kitchen, downstairs bathroom and access to the rear courtyard with garden with out-house. To the first floor there are three bedrooms. The property further benefits from central heating and double glazing. Energy Efficiency Rating E. To arrange your viewing to fully appreciate the accommodation on offer please contact our Moseley office.



### Approach

This property is approached via a front paved fore garden with border with decorative mature trees leading to UPVC entrance door and opening into:

### Reception Room One

11'6" x 12'4" (3.52m x 3.76m)

With Laminate floor covering, central heating radiator, ceiling light point and door opening into:

### Reception Room Two

11'5" x 11'7" (3.50m x 3.54m)

With laminate floor covering, ceiling strip light, central heating radiator, double glazed window to the rear aspect. door opening into understairs storage cupboard providing useful storage and ceiling light point. Door opening into stairwell giving rise to the first floor accommodation. Wall mounted gas fireplace, and further door opening into:

### Kitchen

8'6" x 6'3" (2.60m x 1.91m)

With tiling to flooring and splash backs, wall and base units, work surfaces, and ceiling strip light. Stainless steel sink and drainer with mixer tap over. Space facility for cooker and fridge/freezer. Double glazed window to the side aspect, wall mounted 'BAXI' combination boiler, and an open-walk way leading in to:

### Inner Lobby

With continued tiling to flooring, door opening into useful storage cupboard, double glazed opaque door leading out to the courtyard and further door opening in to:

### Bathroom

6'1" x 6'7" (1.86m x 2.02m)

With continued tiling to flooring and tiling surround. Three piece bathroom suite featuring walk in shower cubicle with shower attachment above, low flush WC, and sink on pedestal with two taps over. Central heating radiated, double glazed opaque window to the side aspect, ceiling light point and space facility for washer dryer.

### First Floor Accomodation

With stairs giving rise to the first floor landing with loft access, point and inspected. Ceiling light point, and doors opening in to:

### Bedroom One

11'6" x 10'3" (3.51m x 3.14m)

With ceiling light point, central heating radiator, double glazed window to the front aspect, and further door opening into storage cupboard - providing useful storage space.

**Bedroom Two**

8'7" x 11'6" (2.63m x 3.53m)

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

**Bedroom Three**

11'8" x 6'4" (3.56m x 1.94m)

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

**Courtyard**

With a paved patio area, and door opening in to:

**Outhouse**

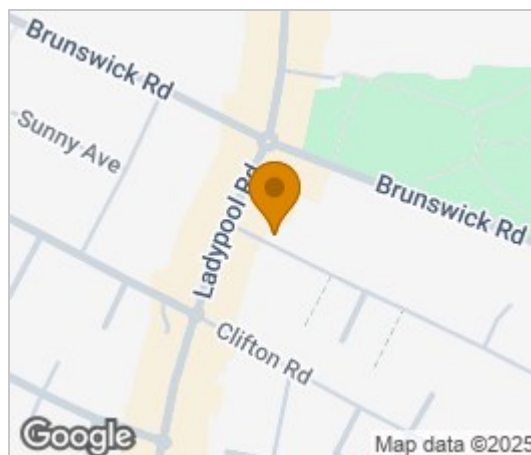
2'9" x 7'3" (0.84m x 2.22m)

With useful storage and ceiling light point.

**Council Tax Band**

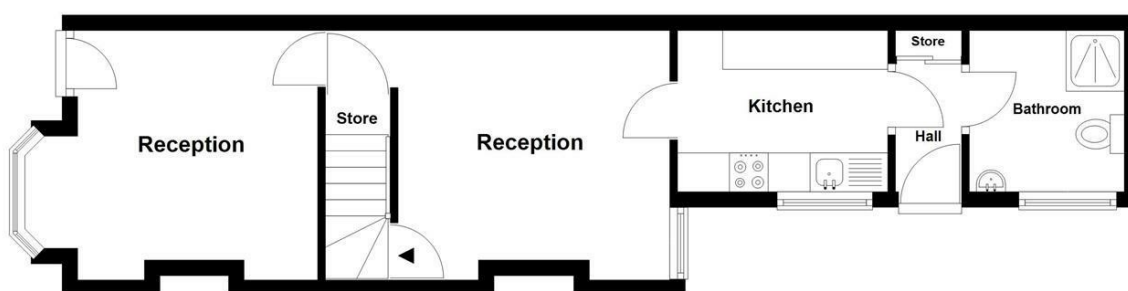
According to the Direct Gov website the Council Tax Band for 4 Chesterton Avenue, Chesterton Road Balsall Heath, Birmingham, B12 8HH is band A and the annual Council Tax amount is approximately £1,491.33, subject to confirmation from your legal representative.



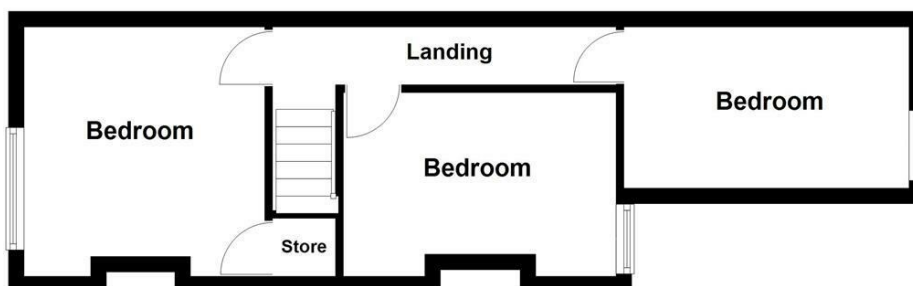


## Floor Plan

### Ground Floor



### First Floor

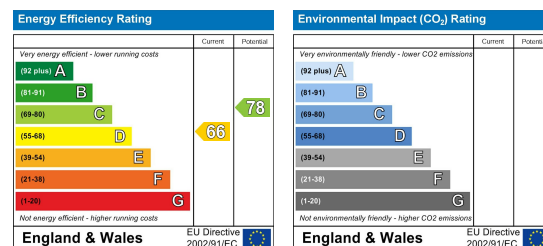


Chesterton Avenue  
NOT to Scale  
for Illustrative Purposes Only.

## 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.