



## 60 Cecil Road

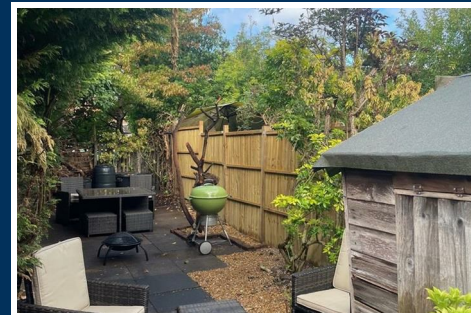
Selly Park, Birmingham, B29 7QQ

Offers Over £225,000





**\*WONDERFUL PERIOD HOME - NO CHAIN!\*** This is a lovely, two bedroom mid-terrace home which is packed with period charm and character alongside offering excellent space and style and the benefit of having no onward chain! You're perfectly placed for all the area has to offer having nearby Stirchley on your doorstep, short walk to the park at the end of the road, great access into Moseley and Kings Heath along with great transport links - you couldn't be better placed! The house itself offers the following; fore garden, front reception with bay window, rear living room, breakfast kitchen and downstairs wc and a lovely rear garden. To the first floor there's two double bedrooms and a spacious bathroom. This is the perfect opportunity for first time buyers to grab yourselves a lovely period home and make it your own! Please call our Moseley team to book your viewing.



### Approach

This lovely two bedroom mid terrace property bursting with character is approached via a low level brick front wall with wrought iron front gate to a low maintenance fore garden which in-turn leads to storm canopy porch and a hardwood door with leaded light window insets opens into:

### Front Reception Room

13'08" into bay x 11'05" (4.17m into bay x 3.48m )

With exposed wooden floorboards, feature recess to chimney breast, single glazed bay window to the front aspect, cornice to ceiling, decorative picture rail, ceiling light point and central heating radiator.

### Rear Reception Room

11'06" x 15'05" (3.51m x 4.70m)

With a stripped pine internal door opens into the reception room with door opening into under stairs storage cupboard with original red quarry tiled floor covering and in-built shelving and main rear reception room with continued exposed wooden floorboards, single glazed sash window to the rear aspect, ceiling light point with ceiling rose, cornice to ceiling, inset fireplace with raised slate hearth and wooden mantle piece and surround, central heating radiator, door to stairs to the first floor and glazed internal door opens into:

### Kitchen

11'6" x 6'03" (3.51m x 1.91m)

With a matching selection of white wall and base

units with wooden block work surfaces, space facility for washing machine, free standing gas cooker, inset one and a half bowl stainless steel sink and drainer with hot and cold mixer tap, wall mounted Worcester Bosch combination boiler, tiling to splash backs, red quarry tiled floor covering, ceiling light point, breakfast bar area, further feature single glazed window to the side aspect and opening into:

### Lobby Area

4'02" x 5'06" (1.27m x 1.68m)

With continued red quarry tiled floor covering, space facility for fridge freezer, glazed external door giving access to the side return and rear garden, ceiling light point, dado rail and door opening into:

### Ground Floor WC

With single glazed window to the rear aspect, painted exposed brick, red quarry tiled floor covering, high flush WC and wall mounted light point,

### Rear Garden

A side return with pergola with climbing plants and being block paved and going out to an initial patio area with garden shed, then in-turn leads on to the main garden. Being low maintenance with block paving right through with a mixture of hedgerows and trees and panel fencing to borders and

providing excellent outside seating and entertaining space and being completed with wooden rear access gate.

**First Floor Accommodation**

From the rear reception room painted wooden staircase gives rise to the first floor landing with ceiling light point, central heating radiator, exposed painted wooden floorboards and stripped pine internal doors and complete with original style brass furnishings opening into:

**Bedroom One**

11'07" x 11'05" (3.53m x 3.48m)

With two single glazed sash windows to the front aspect, exposed painted wooden floorboards, central heating radiator, picture rail, ceiling light point and door opening into over stairs storage cupboard.

**Bedroom Two**

12'02" x 8'04" (3.71m x 2.54m)

With single glazed sash window to the rear aspect, central heating radiator, exposed painted wooden floorboards, picture rail and ceiling light point.

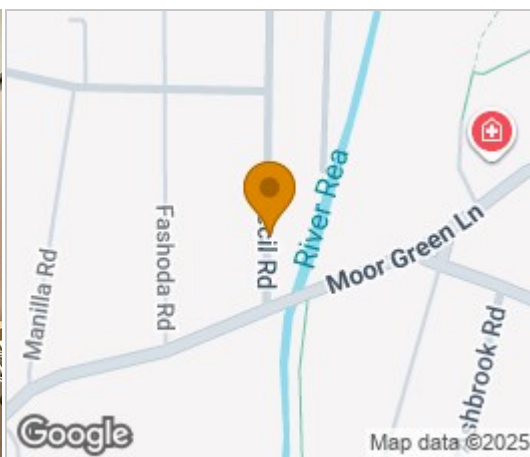
**Bathroom**

11'07" x 6'04" (3.53m x 1.93m)

Panel bath with electric shower over and hot and cold taps, low flush WC, wash hand basin on pedestal with hot and cold taps, tiling to splash backs, frosted double glazed window to the rear aspect, central heating radiator and ceiling light point.

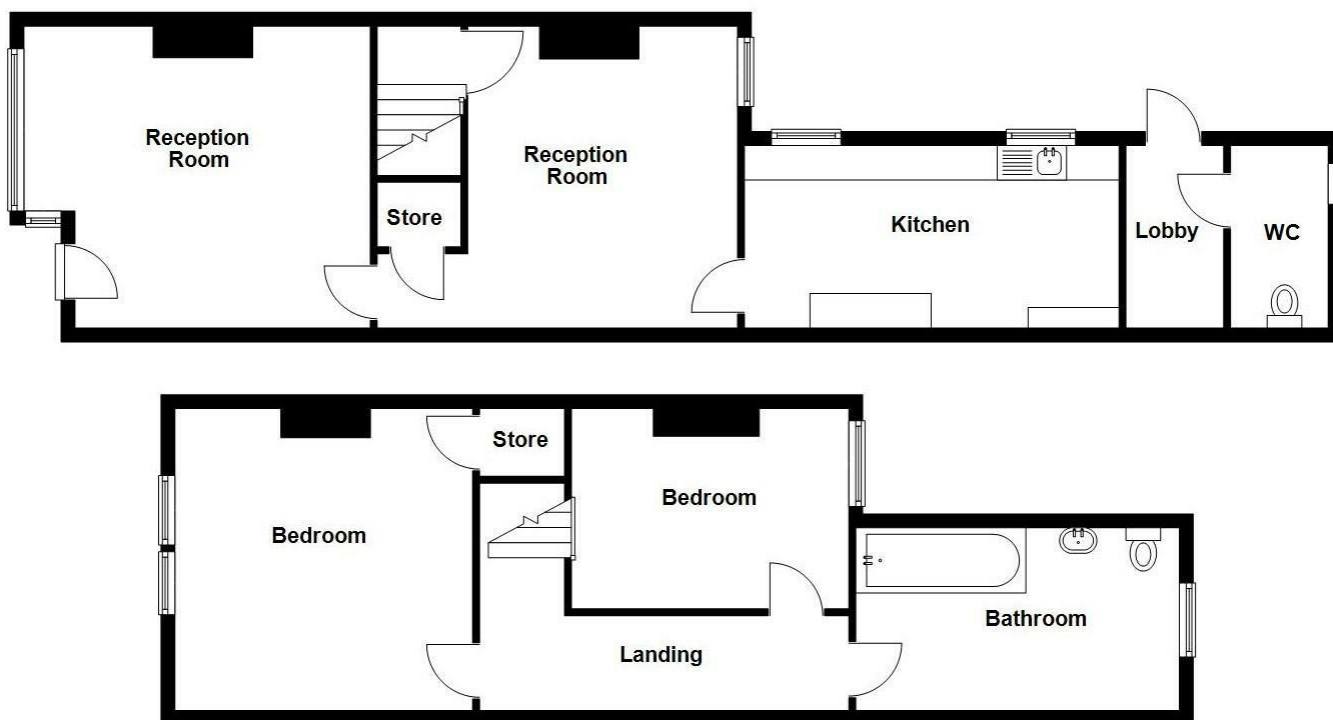






## Floor Plan

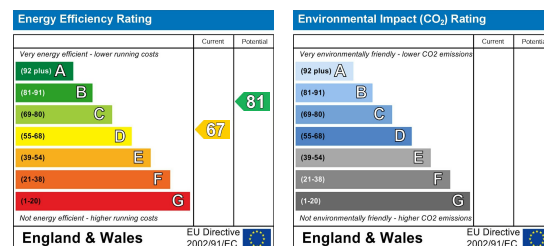
Cecil Road - NOT TO SCALE - For illustrative purposes only



## 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



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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.