

for sale

offers over **£165,000** Freehold



Lilac Avenue Birmingham B12 8RH

- Energy Rating: E
- Close to Moseley Village
- Superb Local Amenities
- Generous Bathroom
- Great Transport Links



Property Details

Entrance Hall

Door to front, wall mounted radiator, doors to

Dining Room 12' 2" x 7' 6" max (3.71m x 2.29m max)

Double glazed window to front, wall mounted radiator, meter reading box.

Lounge 11' x 11' max (3.35m x 3.35m max)

Double glazed door to garden to rear, wall mounted radiator, gas fire place, door to Kitchen, door to stairs to First Floor.

Kitchen 13' 2" x 6' 1" (4.01m x 1.85m)

Double glazed window to side, a range of wall and base units, storage, gas hob and oven with extractor hood, wall mounted radiator.

Landing

Double glazed window to side, loft access, doors to

Bedroom One 11' 1" x 10' 10" (3.38m x 3.30m)

Double glazed windows to front, wall mounted radiator.

Bedroom Two 11' 10" x 7' 11" (3.61m x 2.41m)

Double glazed window to rear, wall mounted radiator.

Bathroom

Double glazed window to rear, bathtub with over bath mixer shower, low level W.C, hand wash basin, storage, heated towel rail.

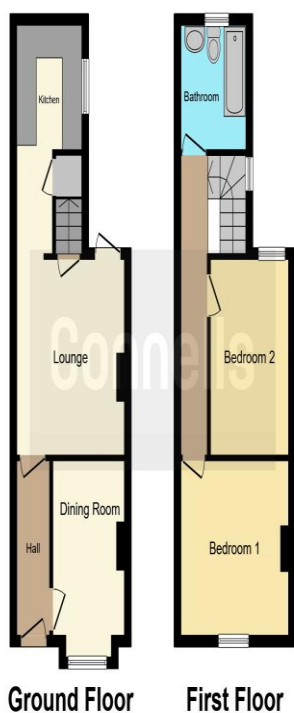
Front Garden

Patio with wall to front.

Rear Garden

Patio with back gate access.





To view this property please contact Connells on

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Property Ref: KTH310446 - 0003

Tenure: Freehold EPC Rating: E

Council Tax Band: A

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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