



Passey Road, Birmingham

Offers Over £250,000

- PORCH
- LOUNGE
- KITCHEN
- STUDY/PLAY ROOM
- BATHROOM
- HALLWAY
- DINING ROOM
- GROUND FLOOR SHOWER ROOM
- THREE BEDROOMS
- USABLE LOFT SPACE

This spacious, extended traditional period terraced property offers well proportioned family accommodation retaining some original features in this popular and convenient location in Moseley.

We are advised that there is good schooling in the area for children of all ages, Moseley school close by, with catchment area being subject to confirmation from the Birmingham City Council Education Department.

Local shopping facilities can be found in nearby Hall Green, Sparkhill or Moseley centres all boasting a variety of supermarkets and specialists shops, coupled with public houses and restaurants.

An excellent location therefore for this traditional terraced property which is set back from the road behind a paved hardstanding leading up to an entrance door which opens in to the

PORCH

Having entrance door to

HALLWAY

Having ceiling light point, central heating radiator, stairs rising to first floor landing and doors to the dining room and

LOUNGE

13'8" into bay x 10'9" (4.17m into bay x 3.28m)



Having triple glazed bay window to front aspect, ceiling and wall light points, central heating radiator and sliding doors to

DINING ROOM

12'10" x 11'1" (3.91m x 3.38m)

Having triple glazed window to rear aspect, ceiling light point, central heating radiator and doors to under stair storage and

KITCHEN

10'8" x 7'10" (3.25m x 2.39m)

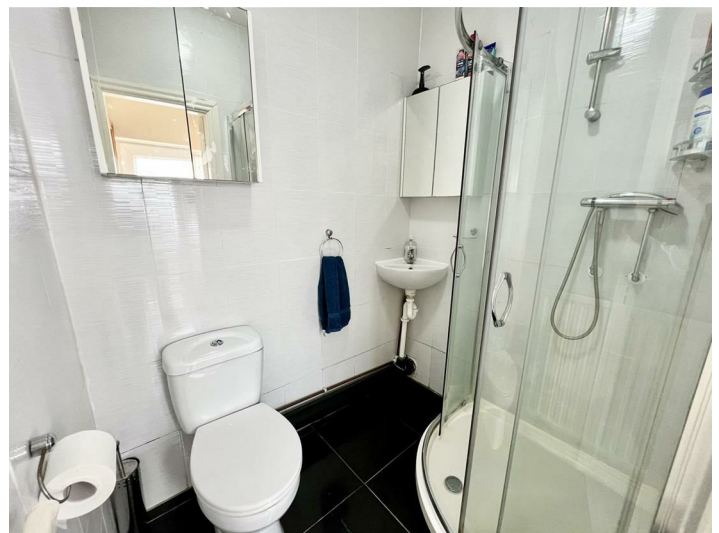


Having double glazed window to side aspect, a range of wall and base units with roll top work surface over incorporating one and a half bowl sink and drainer with mixer tap over, electric oven, four ring gas hob with extractor over, spaces for fridge freezer, washing machine and dishwasher, cupboard housing gas central heating boiler, ceiling light point, central heating radiator and door to

LOBBY

Having triple glazed window to side elevation, ceiling light point, central heating radiator and doors to study/play room and

GROUND FLOOR SHOWER ROOM



Having shower cubicle with sliding doors and thermostatic shower, low level wc, pedestal wash hand basin, tiled walls and floor, ceiling light point and central heating radiator

STUDY/PLAY ROOM

Having double glazed window to side aspect, ceiling light point, central heating radiator, storage units with work surface over and space for tumble dryer

FIRST FLOOR LANDING

Having ceiling light point, doors to the three bedrooms, bathroom and stairs rising to the loft space

BEDROOM ONE
12'0" x 14'2" (3.66m x 4.32m)



Having two triple glazed windows to front elevation, ceiling light point, central heating radiator and storage cupboard

BEDROOM TWO
12'10" x 9'2" (3.91m x 2.79m)

Having triple glazed window to rear elevation, ceiling light point and central heating radiator

BEDROOM THREE
8'0" x 10'1" (2.44m x 3.07m)

Having triple glazed window to rear elevation, ceiling light point and central heating radiator

BATHROOM



Having triple glazed window to side elevation, panel bath with mixer tap over with shower head attachment, low level wc, pedestal wash hand basin, ceiling light point, heated chrome towel rail and tiled walls

LOFT SPACE
10'11" x 14'1" (3.33m x 4.29m)



(restricted head height) Having triple glazed window to rear elevation, ceiling light point and central heating radiator

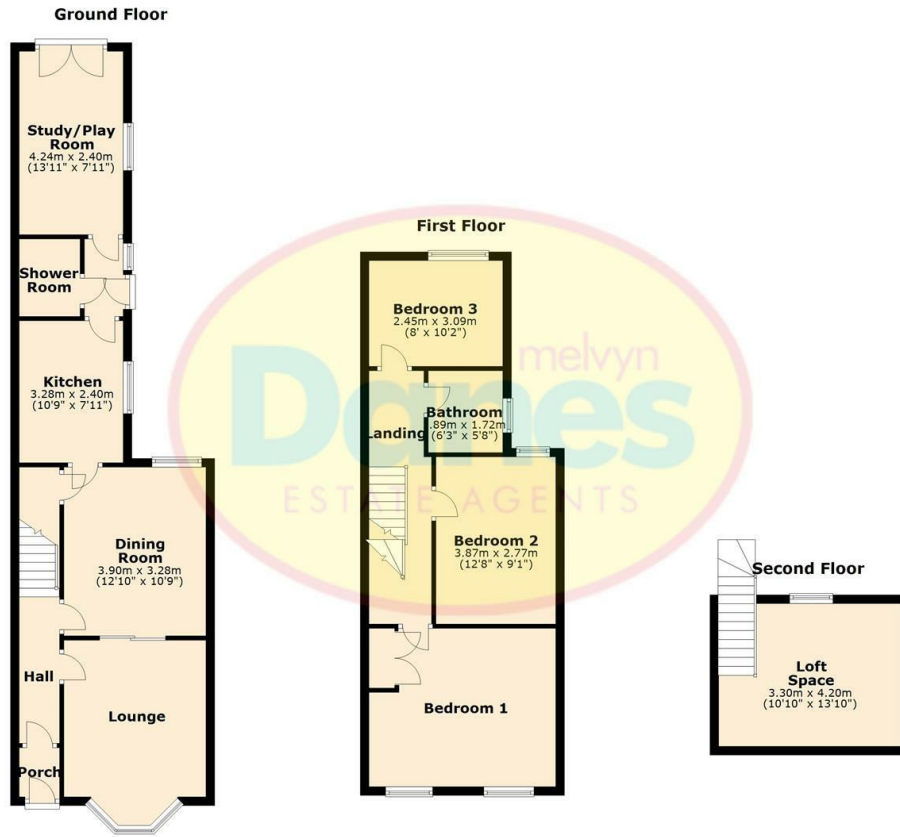
REAR GARDEN



Having paved patio and path with lawn area, timber shed, outside tap and gated access to the rear

FLOOR PLAN

Please note that all measurements and floor plans are approximate and quoted for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on and do not form part of any contract.



TENURE

We are advised that the property is Freehold but as yet we have not been able to verify this.

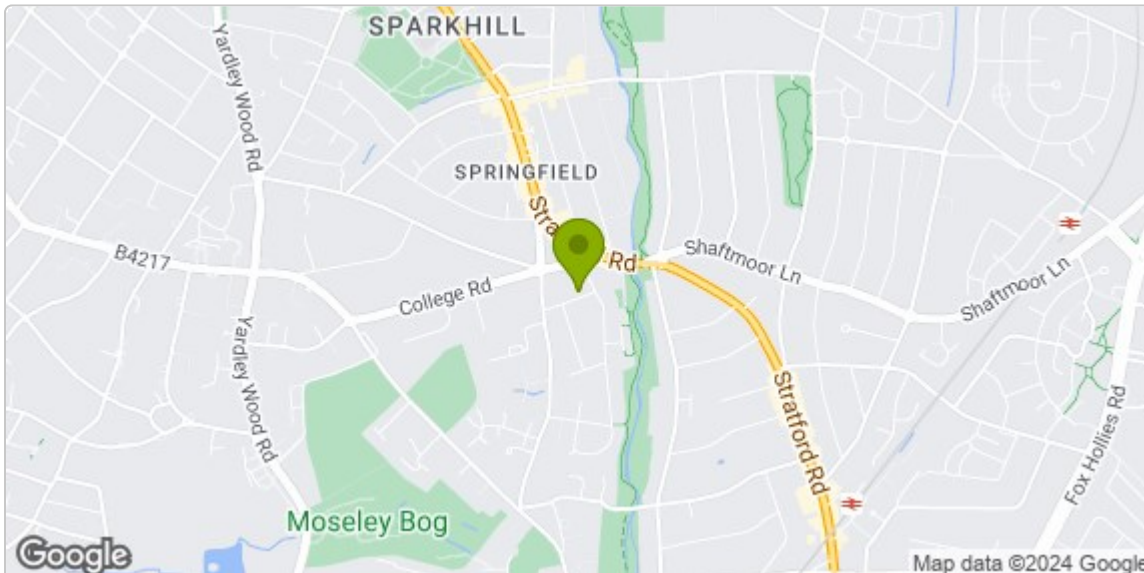
COUNCIL TAX -Band B

THE CONSUMER PROTECTION REGULATIONS

The agent has not tested any apparatus, equipment, fixtures and fittings or services so cannot verify that they are connected, in working order or fit for the purpose. The agent has not checked legal documents to verify the Freehold/Leasehold status of the property. The buyer is advised to obtain verification from their own solicitor or surveyor.

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

The agent has not tested any apparatus, equipment, fixtures and fittings or services so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. References to the tenure of the property are based on information supplied by the seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from their Solicitor. Items shown in the photographs are NOT included unless specifically mentioned within these sales particulars; they may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.



Full Postal Address:
32 Passey Road Birmingham
Birmingham B13 9NU

Council Tax Band: B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

385 Stratford Road, Shirley, Solihull, B90 3BW

Tel: 0121 744 2801 Email: shirley@melvyndanes.co.uk www.melvyndanes.co.uk