Rice Chamberlains
ESTATE AGENTS LLP



114 Runcorn Road

, Birmingham, B12 8RQ

Offers Over £200,000

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***MID-TERRACE FOUR BEDROOM HOME REQUIRING MODERNISATION WITH NO CHAIN!!* 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 Moseley Train Station. Offering an abundance of period character throughout and in brief the accommodation offered consists of; shallow fore garden, two reception rooms, kitchen, downstairs bathroom with access to the rear courtyard with garden with paved slabs. To the first floor there are two bedrooms and a further staircase leading to the second floor with two further bedrooms. The property requires updating in places. Energy Efficiency Rating TBC. To arrange your viewing to fully appreciate the accommodation on offer please contact our Moseley office.**







Approach
The property is approached via a front shallow fore garden leading to a wooden front entry door opening into:

Hallway
With tiled flooring, central heating radiator, ceiling light point, stairs giving rise to the first floor landing and doors opening into:

Reception Room One
12'0" x 9'4" (3.667 x 2.862)
With double glazed window to the front aspect, ceiling light point, central heating radiator and laminate flooring.

Reception Room Two
12'7" x 12'1" (3.859 x 3.701)
With continued laminate flooring, central heating radiator, double glazed window to the rear aspect, ceiling light point and door opening into storage cupboard providing useful storage.

Kitchen
6'11" x 11'3" (2.129 x 3.452)
With a selection of wall and base units with wooden effect worksurfaces incorporating stainless steel sink and drainer with mixer tap over, two double glazed windows to the side aspect, double glazed patio door giving access to the rear garden, ceiling strip light, wall mounted combination boiler, tiling to splash backs, central heating radiator, tiled flooring and door opening into:

Bathroom
8'9" x 6'7" (2.679 x 2.026)
With two double glazed windows to the side aspect, low flush WC, sink on pedestal with mixer tap over, panel bath with mixer tap over and shower attachment above, wall mounted extractor fan, tiling to walls and floor, central heating radiator and ceiling light point.

First Floor Accommodation
From hallway stairs gives rise to the first floor landing with central heating radiator, ceiling light point, stairs giving rise to the second floor landing and doors opening into:

Bedroom One
9'8" x 12'6" (2.949 x 3.831)
With ceiling light point, central heating radiator and double glazed window to the rear aspect.

Bedroom Two
10'5" x 12'6" (3.184 x 3.817)
With ceiling light point, central heating radiator, laminate to flooring and two double glazed windows to the front aspect.

Second Floor Accommodation
From the first floor landing stairs gives rise to the second floor landing with doors opening into:

Bedroom Three
12'6" x 11'11" (3.811 x 3.646)
With ceiling light point, central heating radiator,

laminate to flooring and double glazed window to the rear aspect.

Bedroom Four
12'6" x 10'2" (3.811 x 3.115)

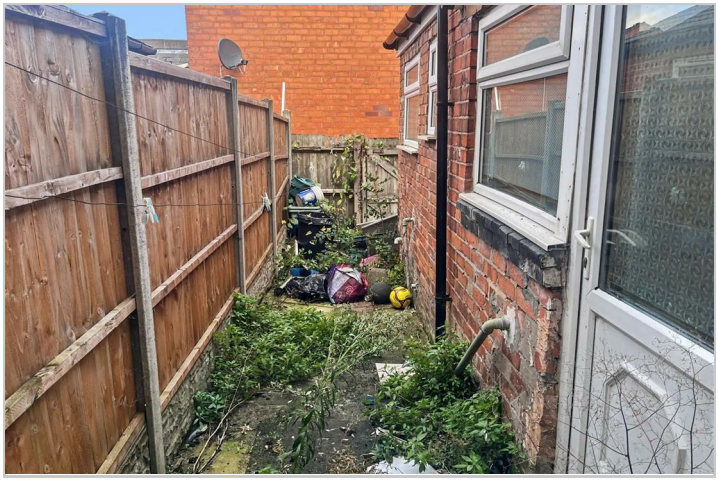
With ceiling light point, central heating radiator, laminate to flooring double glazed window to the front aspect and door opening into eaves storage.

Courtyard
With fencing surround.

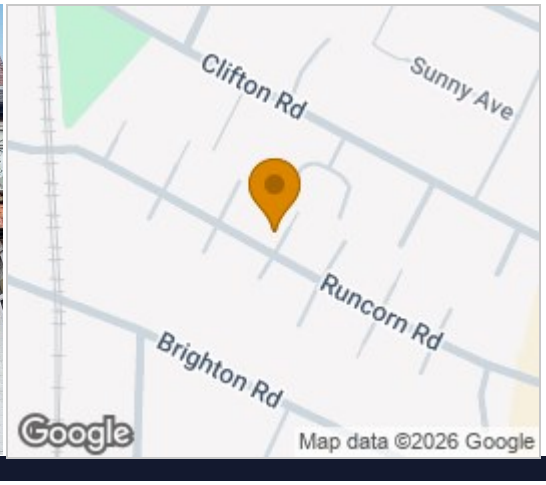












Floor Plan



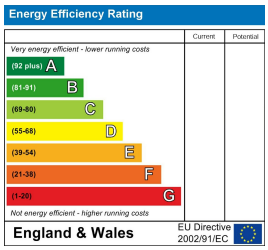
Viewing

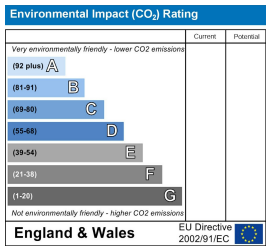
Please contact our Moseley Office on 0121 442 4040 if you wish to arrange a viewing appointment for this property or require further information.

Anti-Money Laundering (AML) Checks

In accordance with our legal obligations under Anti-Money Laundering regulations, all purchasers will be required to complete identity verification and relevant compliance checks once an offer has been accepted. A fee of £35 per person is payable to Rice Chamberlains LLP to cover the cost of administering these checks. This fee is non-refundable and payable before the sale can progress.

Energy Efficiency Graph





SALES PARTICULARS – GENERAL INFORMATION

These particulars do not form part of any offer or contract and are provided for guidance only. They have been prepared in good faith; however, no guarantee or warranty is given as to their accuracy and they may be subject to errors, omissions or changes. All measurements are approximate and for illustrative purposes only.

The property is sold subject to any rights of way, public footpaths, easements, wayleaves, covenants, restrictions, and any other matters that may affect the legal title. The Agent has not tested or verified the condition, availability or operation of any services, systems or appliances, nor has the Agent verified the structural condition of the property, ownership, tenure, planning permissions, building regulations compliance or alterations.

Photographs, floorplans and virtual tours are provided for guidance only and may not represent the current condition or layout of the property. Fixtures, fittings and contents are subject to agreement and confirmation by the vendor's solicitor. Council Tax banding and EPC information are supplied for guidance only and should be independently verified.

All prospective purchasers are strongly advised to obtain independent professional advice and to satisfy themselves as to the accuracy and completeness of all information prior to making any offer to purchase.

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.

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