

Horton & Senate



212 Alcester Road, Birmingham, B13 8EY

Offers Over £389,950

- NO CHAIN
- Immaculate Condition
- Two Reception Rooms
- Utility Room
- Guest WC
- Office
- Fitted Family Bathroom
- Detached Garage With Parking Space For a Vehicle
- Boiler Replaced Two Years Ago
- Upstairs Heating System Replaced Within The Last Three Months

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Horton & Senate are please to bring to the market this immaculate two double bedroom end terraced property situated in a fantastic location at the centre of Moseley Village. Including a brand new office space, utility, downstairs WC and extensive repointing throughout, this property is perfect for commuting and amenities so will be ideal first time buyers and young families.

2 1 2 E

Council Tax Band:



Approach

The property is set back from the road and has steps leading up the front garden to the door.

Ground Floor

Hall

Doors leading to ground floor rooms

Lounge

A bright lounge with a double glazed bay window to the front, space for a fire and a central heating radiator.

Dining Room

Having a set of patio doors leading to the rear garden, space for a fire and a storage cupboard

Kitchen

An immaculate kitchen with fitted wall and floor units and space for appliances. There is a door to the garden and two double glazed windows. There is an opening to the utility room which has space for appliances and leads to the ground floor WC.

Ground floor WC

First Floor

Bedroom One

A large double bedroom with two double glazed windows to the front and space for wardrobes

Bedroom Two

Another double bedroom with a double glazed window to the rear and space for wardrobes

Office

A handy room ideal for people who work from home with fitted office units and a double glazed window

Bathroom

An immaculate bathroom suite that comprises of an enclosed shower, stand alone bath, wc and sink. There is tiling to splash prone areas, a heated towel rail, underfloor heating and a double glazed window.

Outside

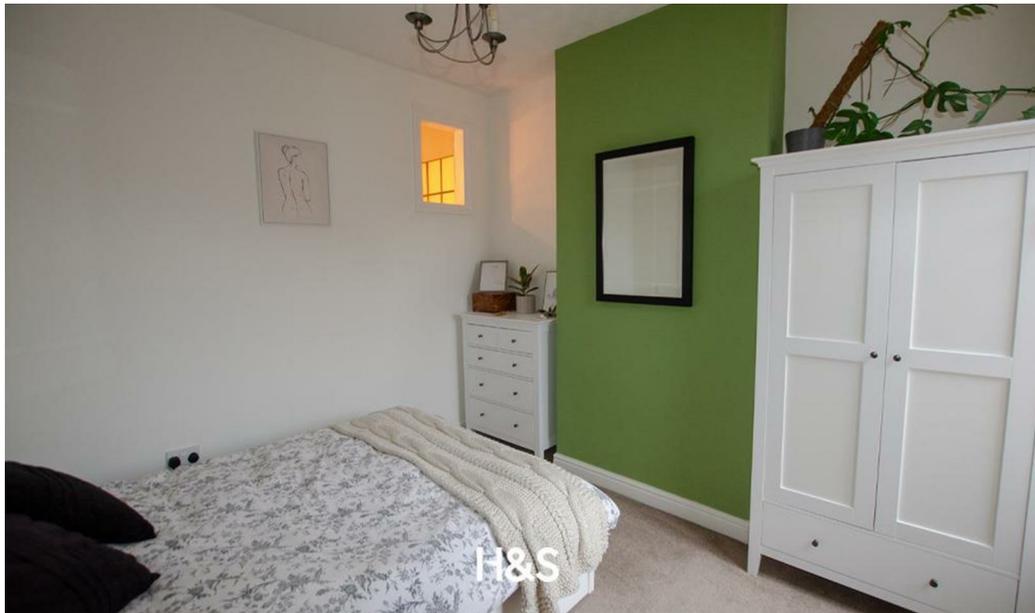
Garden

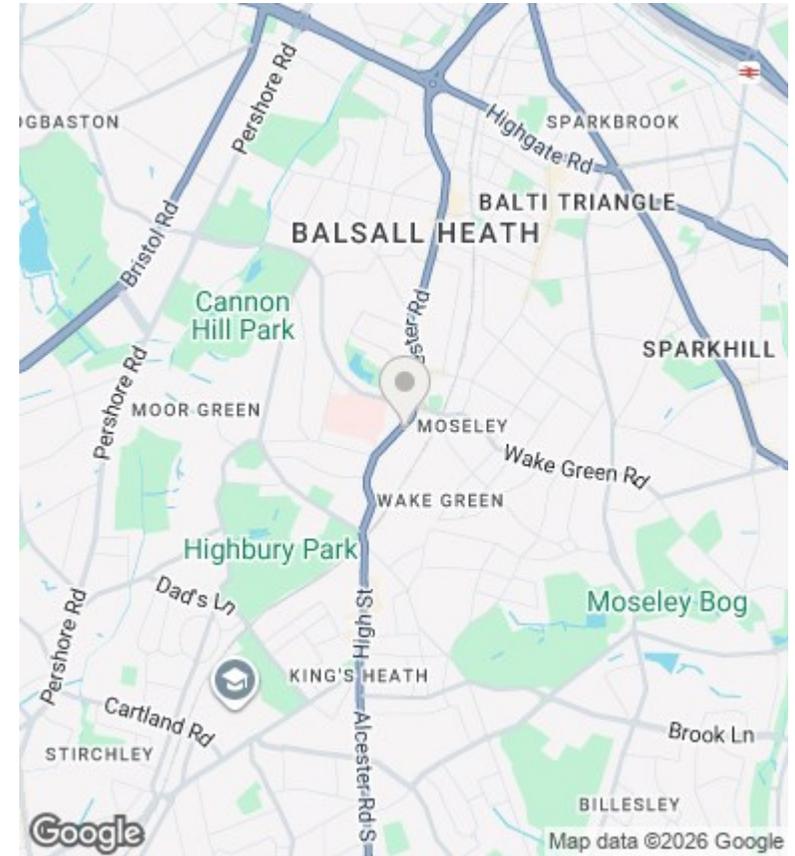
A landscaped low maintenance rear garden which is ideal for entertaining with access to the rear garage.

Garage

Perfect for a small car or storage







Directions

Viewings

Viewings by arrangement only. Call 01564 773200 to make an appointment.

Council Tax Band

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	53	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales		EU Directive 2002/91/EC