



2 Fir Avenue Runcorn Road

Balsall Heath, Birmingham, B12 8QR

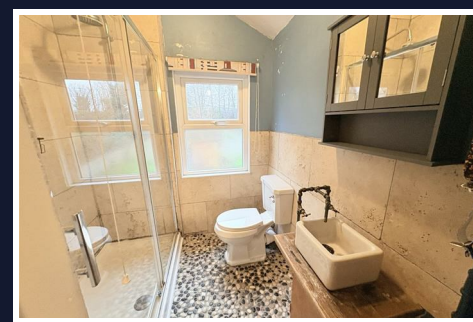
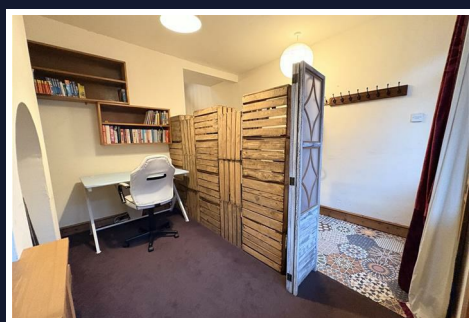
Offers Over £280,000



CHARMING FAMILY HOME Fir Avenue is located in Balsall Heath, just off Runcorn Road, this charming house offers a delightful blend of character and modern living. Originally two separate properties, it has been thoughtfully remodelled throughout, creating a spacious and inviting home that is perfect for families.

The property benefits from, a spacious hallway, small study area, extended kitchen diner, downstairs toilet, three double bedrooms, family bathroom and mature garden. The thoughtful design and attention to detail throughout the property ensure that it retains its original charm while providing all the conveniences of contemporary living.

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 the upcoming Moseley Train Station. The property further benefits from central heating and double glazing. 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 shallow fore garden with pathway leading to a wooden front entry door with glazed insets opening into:

Hallway

With two ceiling light points, mosaic tiling to flooring, stairs giving rise to the first floor, central heating radiator and doors opening into:

Living Room

12'7" x 11'0" (3.84 x 3.37)

With bespoke in-built cupboards, central heating radiator, feature arch to chimney breast and timber framed window to the front aspect.

Kitchen/Diner

I-shaped 26'5" x 10'9" x 6'2" (I-shaped 8.06 x 3.35 x 1.88)

With two ceiling light points, Karndeen vinyl flooring, a selection of base units with work surfaces over, integrated dishwasher, space for an American style fridge freezer, space for a Range style cooker with stainless steel extractor over, one and a half bowl sink and drainer with hot and cold mixer tap, tiling to splash backs, two ceiling light point, plumbing for ice maker / water cooler in fridge freezer space, two central heating radiators, wooden framed windows overlooking the conservatory, further double glazed window to the rear aspect, open walk into conservatory and further open walkway into:

Reception Room

10'11" x 11'0" (3.34 x 3.37)

With ceiling light point, bespoke storage, central heating radiator and wooden framed window to the front aspect.

Conservatory

8'8" x 13'7" (2.65 x 4.15)

With tiled flooring, three wall mounted light point, central heating radiator, wooden framed window overlooking the utility and wooden framed double glazed French doors with accompanying windows to the rear garden.

Utility

6'1" x 9'3" (1.86 x 2.82)

With cork flooring, central heating radiator, wooden framed window to the conservatory, ceiling light point, space for washing machine and dryer, under stairs storage cupboard and door opening into:

Ground Floor WC

3'4" x 4'0" (1.02 x 1.24)

With push button low flush WC, wall mounted sink with hot and cold mixer tap, ceiling light point, central heating radiator and double glazed opaque window to the rear aspect.

Rear Garden

With patio area, flowerbeds to borders and steps leading to the lawn area and garden shed.

First Floor Accommodation

From hallway stairs gives rise to the first floor landing with two ceiling light points, double glazed window to the rear aspect, loft access point, central heating radiator and doors opening into:

Bedroom One

With ceiling light point, central heating radiator, original flooring, loft access point with pull down ladder and double glazed windows to the rear aspect and open walkway and step leads into:

En-Suite/Dressing Room

6'5" x 14'0" (1.98 x 4.27)

With tile and wooden flooring, ceiling light point, low flush WC, double walk-in shower cubicle, sink on vanity unit, double glazed opaque window to the rear aspect, central heating radiator and tiling to splash backs.

Bedroom Two

11'0" x 10'9" (3.36 x 3.29)

With ceiling light point, central heating radiator and original single glazed sash window to the rear aspect.

Bedroom Three

10'11" x 11'0" (3.34 x 3.37)

With ceiling light point, central heating radiator and timber framed sash window to the front aspect.

Bathroom

13'5" x 6'2" (4.10 x 1.88)

With lino to flooring, central heating towel radiator, ceiling light point, double glazed opaque window to the rear aspect, tiling to half wall height, bath with mixer tap and shower attachment over, push button low flush WC and sink on vanity unit with mixer tap over.

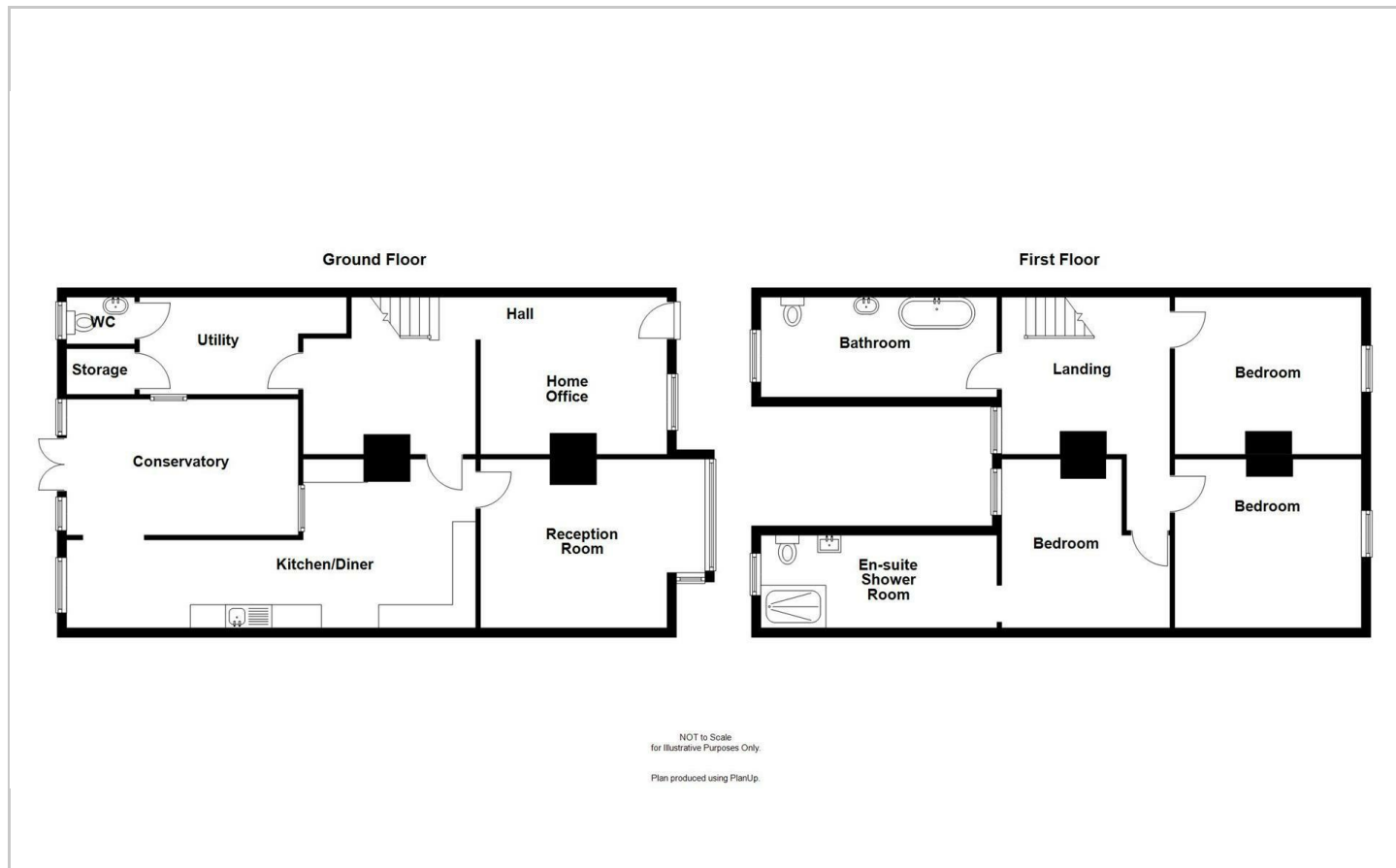
Council Tax Band

According to the Direct Gov website the Council Tax Band for 2 Fir Avenue, B12 8QR, Balsall Heath is band B and the annual Council Tax amount is approximately £1739.89 subject to confirmation from your legal representative.





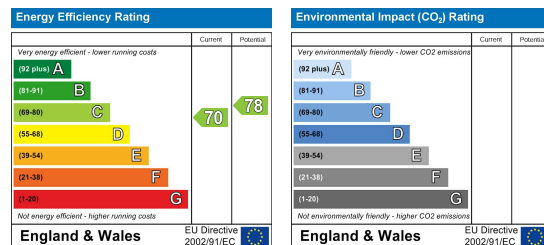
Floor Plan



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.

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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