

# Horton & Senate



34 The Vineries, Birmingham, B27 6SB

£199,950

- Two Bedroom Semi Detached
- Rear Garden
- No Upward Chain
- Convenient Location
- Perfect For First Time Buyers

# 34 The Vineries, Birmingham B27 6SB

This two-bedroom semi-detached house presents a wonderful opportunity for those looking to create their dream home, as it is ready for you to put your own personal stamp on it. Situated in a convenient location, this property benefits from easy access to local amenities, schools, and transport links, making it an excellent choice for those who value both comfort and accessibility.

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Council Tax Band:



#### Approach

The property is approached by a path leading down the front garden to the enclosed Porch double glazed door and window

#### Lounge 15'10 x 11'10 (4.83m x 3.61m)

Two central heating radiators, wood style laminate flooring understairs cupboard and a double glazed window

#### Kitchen 11'10 x 8'10 (3.61m x 2.69m)

A range of base and wall mounted units with roll top work surfaces over, inset single drainer sink unit, integrated gas hob, cupboard, space for a fridge freezer, plumbing for washing machine, radiator, and to the rear there is a door and window over looking the rear garden

#### ON THE FIRST FLOOR

Landing giving access to loft and doors leading to:

#### Bedroom 1 (rear) 11'10 x 8'10 (3.61m x 2.69m)

Central heating radiator and double glazed window

#### Bedroom 2 (front) 11'10 x 7'6 (3.61m x 2.29m)

Central heating radiator and double glazed window

#### Bathroom

Having a three piece bathroom suite comprising panelled bath with over bath shower and curtain rail, low flush w.c. pedestal hand wash basin, tiling to walls, linen cupboard, double glazed window and radiator

#### OUTSIDE

#### Rear Garden

Mainly set to lawn, shrub borders, paved patio and space for a garden shed.

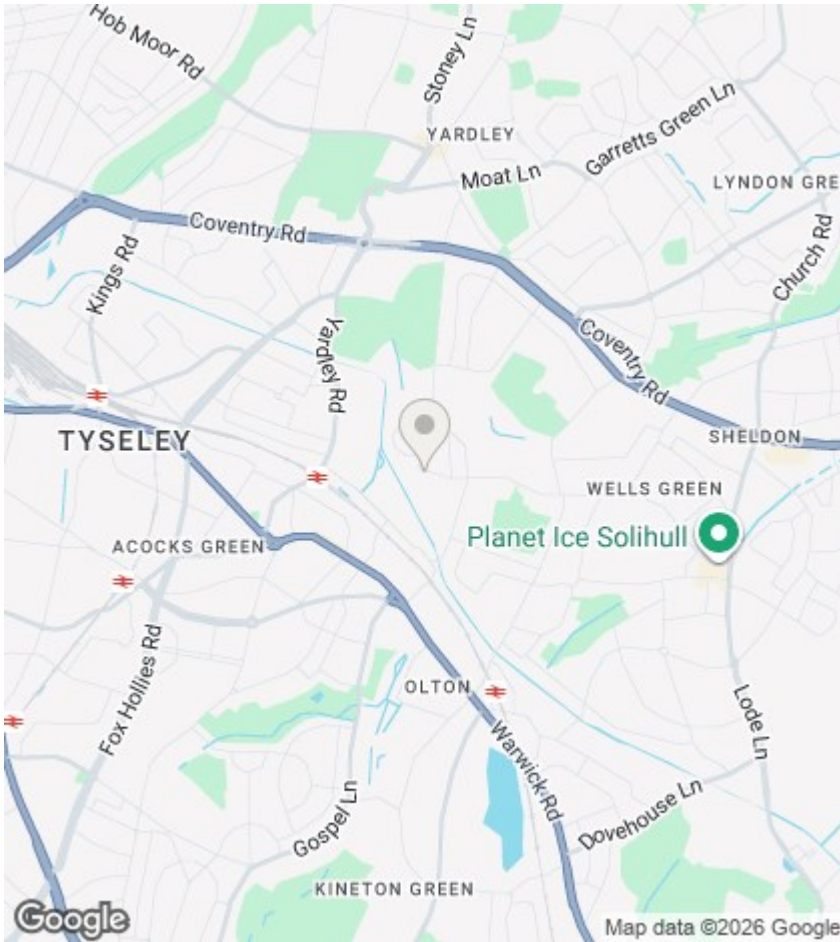
#### THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and 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 a 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 photographs are NOT included unless specifically mentioned within the 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.







## Directions

## Viewings

Viewings by arrangement only. Call 0121 663 0099 to make an appointment.

## EPC Rating:

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

