



Haliscombe Grove* Aston B6 6AZ

Offers In The Region Of £164,950

midland
residential



2  1  1  C 

Midland Residential are pleased to present this two-bedroom terraced house located in a popular residential area of Aston. Being positioned in a Grove location off Fentham Road, this terraced house offers an enclosed front garden, porch, front reception room and kitchen diner and separate utility room at the rear. On the first floor, two bedrooms and a family bathroom. The property benefits from gas central heating, double-glazed windows where specified, a modern kitchen and bathroom and is sold chain-free.

- Terraced House
- Two Bedrooms
- One Reception Room
- Family Bathroom
- Rear Garden
- No Chain
- Gas Central Heating (ws)
- Double Glazed (ws)
- EPC Rating C
- Council Tax A

Description

Approach

Having boundary fencing and gated entrance to the fore, slabbed flooring, leading through to a UPVC double-glazed porch

Reception Room

3.80 (interbay) x 3.62 (12'5" (interbay) x 11'10")
Being accessed through a timber front door, having laminate flooring, UPVC double glazed three sided bay window with fitted blinds, gas and electric meter cupboards, central heating radiator, fire surround with marble backing and half with coal effect electric heater, door leading thereof

Kitchen Diner

3.32 x 3.64 (widest point) (10'10" x 11'11" (widest point))
Having vinyl flooring, under stair storage, a selection of wall and base units with door fronts, stainless steel inset sink with mixer tap over and splash back wall tiles, laminate work surface, Worcester boiler, central heating radiator, UPVC double glazed window to the rear, ceiling light point, door leading thereof

Utility Room

1.80 x 1.81 (5'10" x 5'11")
Having a tiled floor, laminated work surface with washing machine plumbing provisions below, UPVC double-glazed window with obscure glass to the rear, ceiling light point, door leading through to the rear.

Stairs and Landing

Having a fitted carpet, wall mounted wooden hand rail, smoke detectors, loft hatch access point, ceiling light point, doors leading thereof

Bedroom 1

3.34 x 3.62 (10'11" x 11'10")
Having a fitted carpet, central heating radiator, UPVC double glazed window to the fore, door leading into storage, ceiling light point

Store Room in Bedroom 1

0.94 x 0.74 (3'1" x 2'5")

Bedroom 2

3.28 (furthest point) x 2.73 (widest point) (10'9" (furthest point) x 8'11" (widest point))
Having a fitted carpet, central heating radiator, UPVC double window to the rear, ceiling light point

Bathroom

2.35 x 1.58 (7'8" x 5'2")
Having vinyl flooring, bath and side panel with shower screen, bath filler mixer taps with shower riser, close coupled WC, wash hand basin with mixer tap over and pedestal below, plastic cladding splash back panels, mirrored medicine cabinet, central heating radiator, UPVC double glazed obscure window to the rear, wall mounted extractor fan, ceiling light point

Garden

Having a slabbed garden surface with timber boundary fencing with gate proving rear access

Material Information

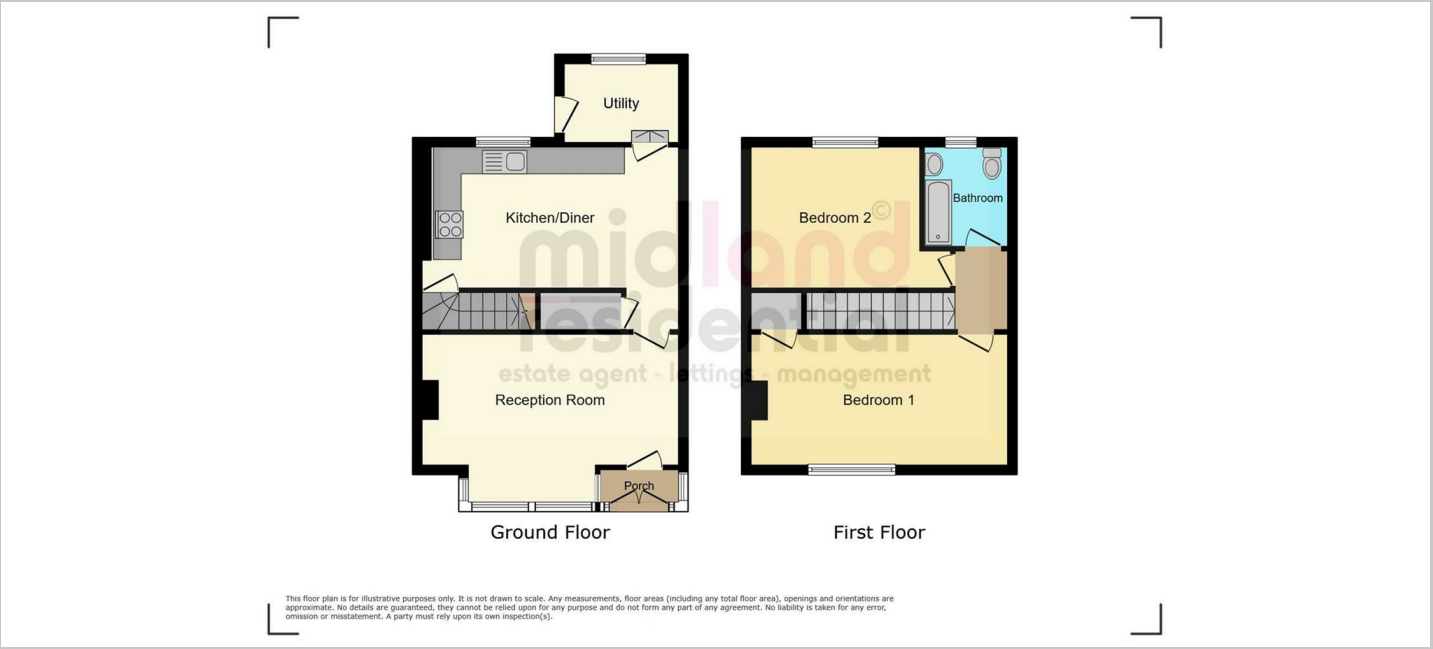
Ask Agent



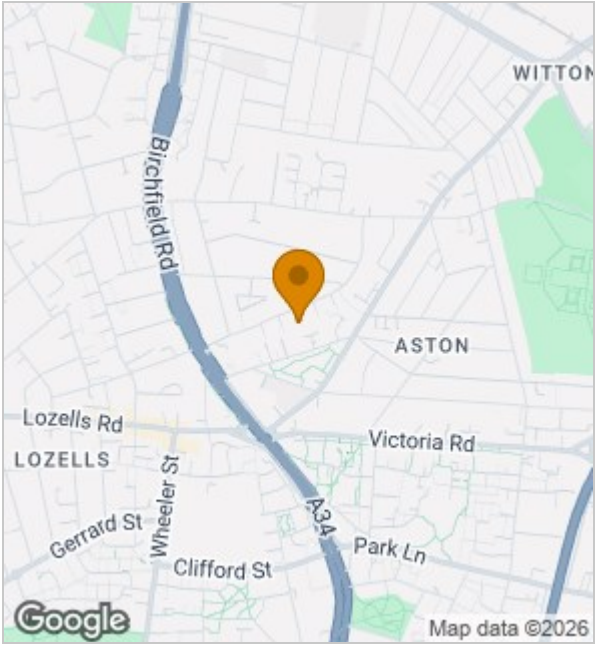




Floor Plans



Area Map



Property Particulars. These particulars, whilst believed to be accurate, are set out as a general guide and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. This property is being handled by **Midland Residential**. We would be delighted to discuss the purchase with you and assist with any queries you may have regarding the property, arranging a mortgage, or providing a sales valuation on your existing home. These Particulars of Sale were prepared and photographed by **Midland Residential**. Unless stated otherwise or agreed through separate negotiation, items contained within the property will not remain upon completion of the sale. All measurements are approximate and must not be relied upon.

Disclaimer Notice

The Digital Markets, Competition and Consumers Act 2024 (DMCCA). The Agent has not tested any apparatus, equipment, fixtures, fittings, or services, and therefore does not verify whether they are in working order, fit for purpose, or within the ownership of the sellers. The buyer must assume any information provided is incorrect unless verified by their own solicitor or surveyor. The Agent has not checked the legal documentation to verify the legal status of the property or the validity of any guarantees. All measurements in these particulars are approximate, and photographs are provided for general guidance only. Items shown in photographs are not included unless specifically mentioned in writing within these particulars. Separate negotiation may be available for such items. No assumption should be made regarding the property or locality that is not specifically shown or confirmed. **Misrepresentation Act 1967.** These particulars are not to be regarded as an offer or contract. Statements about the property are made without responsibility on the part of **Midland Residential** or the seller, and should not be relied upon as representations of fact. Purchasers must satisfy themselves by inspection or otherwise as to the accuracy of the particulars. Neither the client, the Agent, nor any employee has authority to make or give any representation or warranty regarding the property. **Tenure.** We have been advised by the vendor that the property is **Freehold**. The Agent has not had sight of the title documents; therefore, prospective purchasers are advised to obtain verification from their solicitors. **Anti Money Laundering Regulations.** In accordance with Anti-Money Laundering (AML) regulations, intending purchasers will be required to produce identification documentation at the offer stage. Failure to comply with this request will result in the offer being refused. A **non-refundable fee of £55.00 per person** is payable when an offer is accepted in principle. We appreciate your cooperation in helping to prevent delays in agreeing the sale.

923 Walsall Road, Birmingham, West Midlands, B42 1TN
Tel: 01213477000 Email: info@midlandresidential.co.uk <https://www.midlandresidential.co.uk>

Energy Performance Graph

