



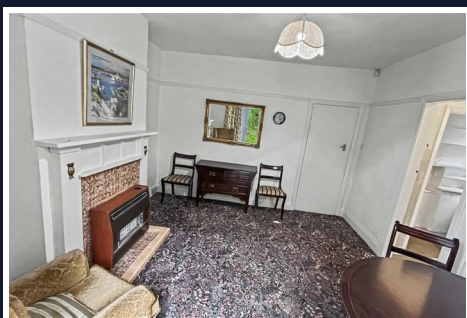
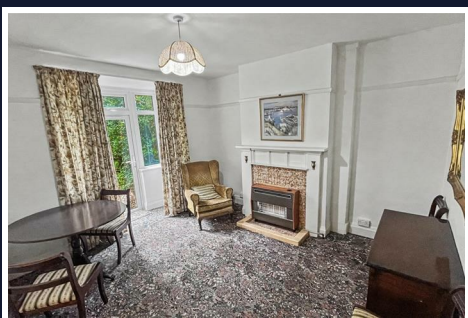
111 Doris Road

, Birmingham, B11 4ND

Offers Over £325,000



****THREE BEDROOM SEMI-DETACHED FAMILY HOME IN PRIME LOCATION WITH NO UPWARD CHAIN!!**** Three bedroom semi-detached home located in this highly desirable location close to local amenities and schools requiring some modernisation and no upward chain. The accommodation consisting of; front fore garden, porch, entrance hall, two reception rooms, kitchen, pantry, downstairs w/c, storage cupboard and a rear garden with patio area and further outbuilding to the rear. To the first floor there are three good sized bedrooms and a bathroom. Energy Efficiency Rating D. To arrange your viewing please call our Moseley office.



Approach

The property is approached via a single glazed door opening into:

Porch

With ceiling light point and wooden door opening into:

Hallway

With a single glazed opaque window to the side aspect, stairs giving rise to the first floor landing, door to under stairs storage cupboard with ceiling light point and useful storage space, central heating radiator, ceiling light point and doors opening into:

Reception Room One

18'3" x 11'11" (5.585 x 3.653)

With two diamond shaped windows to the front aspect, double glazed bay window to the front aspect, double glazed window to the side aspect, feature fireplace, picture rail, ceiling light point, wall mounted light points and central heating radiator.

Reception Room Two

20'9" x 12'4" (6.33 x 3.766)

With central heating radiator, picture rail, ceiling light point, gas fireplace with wooden surround, double glazed patio doors giving access to the rear garden and door opening into:

Kitchen

5'10" x 8'8" pantry 3'2" x 5'11" (1.795 x 2.658 pantry 0.97 x 1.813)

With wall and base units with work surfaces over incorporating stainless steel sink and drainer with two taps over, wall mounted 'Main' boiler, space for cooker, ceiling strip light, tiling to splash backs,

double glazed window to the side aspect, door opening into pantry providing useful storage, a further opaque double glazed window to the side aspect and ceiling light point and further door leading to;

Utility/Downstairs WC

Utility space with downstairs toilet and storage cupboard with door leading to side access.

First Floor Accommodation

From hallway stairs gives rise to the first floor landing with ceiling light point and doors opening into:

Bedroom One

13'6" into bay x 12'8" (4.138 into bay x 3.864)

With double glazed bay window to the front aspect, central heating radiator, picture rail and door opening into:

Box Room / Study / Walk in wardrobe

11'11" x 5'5" (3.653 x 1.652)

Best used as a storage room/ home office or walk-in wardrobe with opaque double glazed window to the side aspect and double glazed window to the front aspect.

Bedroom Two

12'4" x 10'6" (3.766 x 3.201)

With double glazed window to the rear aspect, central heating radiator, cast iron fireplace, picture rail and ceiling light point.

Bedroom Three

7'5" x 10'9" (2.276 x 3.293)

With central heating radiator, double glazed windows to the rear and side aspects and ceiling light point.

Bathroom

6'8" x 5'6" (2.034 x 1.701)

With low flush WC, wash hand basin in vanity unit with two taps over, bath with two taps over, tiling to splash backs, central heating radiator, exposed wooden floorboards, double glazed opaque window to the side aspect, wall mounted extractor, ceiling light point and door opening into airing cupboard providing useful storage and housing the water tank.

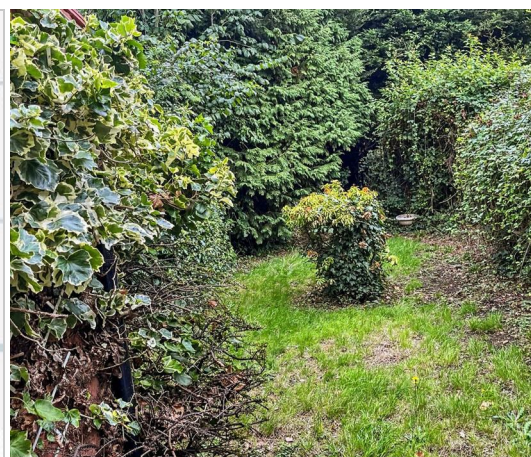
Rear Garden

With a paved patio area leading to lawn turfed area with trees and shrubs to borders, a shed and outbuilding to the rear and access via the side gate.

Council Tax Band

According to the Direct Gov website the Council Tax Band for 111 Doris Road, B11 4ND is band C and the annual Council Tax amount is approximately £2,091.71 subject to confirmation from your legal representative.





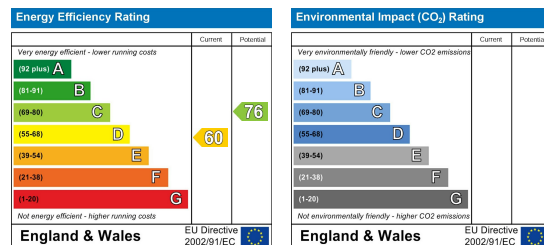
Floor Plan



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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