



Haliscombe Grove, Fentham Road Aston B6 6AZ

Offers In The Region Of £164,950

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residential



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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

Council Tax Band: A with Birmingham council, Tenure: Freehold, Property type: Mid-Terraced, Property construction: Standard form, Electricity supply: Mains electricity, Solar Panels: No, Other electricity sources: No, Water supply: Mains and Sewerage supplied by Severn Trent Water with no water meter reported, Heating: Central heating, Heating features: Double glazing, Broadband: Highest Available Download Speed: Standard 9mpbs, Superfast 80mpbs and Ultrafast 1800mps, Highest Available Upload Speed: Standard 0.9mpbs, Superfast 20mpbs and Ultrafast 220mps, Mobile coverage: O2 - Good outdoor and variable in-home, Vodafone - Good outdoor, in-home variable, Three - Good outdoor and in-home, EE - Good outdoor and variable in-home. Parking: Street Parking, Building safety issues: No, Restrictions - Listed Building: No, Restrictions - Conservation Area: No, Restrictions - Tree Preservation Orders: None, Public right of way: No, Long-term area flood risk: There is a very low flood risk for this property. Coastal erosion risk: No, Planning permission issues: No, Accessibility and adaptations: None, Coal mining area: Located off the coalfield, Energy Performance rating: C You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.



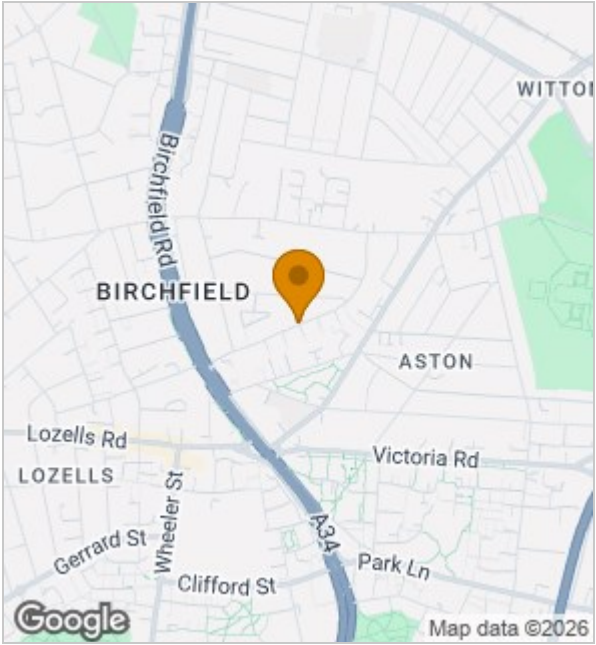




Floor Plans



Area Map



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Energy Performance Graph

