Rice Chamberlains
ESTATE AGENTS LLP



36 Chestnut Road

, Birmingham, B13 9AH

Offers Over £330,000

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Lovely mid-terraced home located on Chestnut Road, just off Church Road in Moseley. Offering good access up into Moseley Village with all of its associated amenities including coffee shops, restaurants, bars and shops, and Moseley Train Station. This lovely home comprises of; front fore parking, hallway, three reception rooms, kitchen and access to the rear garden. To the first floor there are three bedrooms with a family bathroom and a further staircase leading to the top floor loft room. The property also benefits from central heating and double glazing (where stated). Energy Efficiency Rating TBC. To arrange your viewing for this great home please contact our Moseley office.







Approach
The property is approached via a driveway leading to steps up to a front entry door opening into::

Inner Vestibule
With cornice to ceiling, gas meter, electric box and further door witi8h accompanying window above opening into:

Hallway
With laminate wood effect flooring, central heating radiator, cornice to ceiling, two ceiling light points, decorative archway, door to cellar, door to rear garden, under stairs storage cupboard, stairs giving rise to the first floor accommodation and further doors opening into:

Reception Room One
11'4" x 12'11" (3.47 x 3.94)
With cornice to ceiling, ceiling light point with ceiling rose, central heating radiator, double glazed bay window to the front aspect and brick fireplace with tiled hearth.

Reception Room Two
11'3" x 12'7" (3.44 x 3.84)
With cornice to ceiling, ceiling light point, central heating radiator and double glazed window to the rear aspect.

Breakfast Room
8'11" x 9'3" (2.72 x 2.82)
With laminate wood effect flooring, central heating radiator, double glazed window to the side aspect, storage space and open walkway into:

Kitchen
8'11" x 6'11" (2.74 x 2.11)
With lino to flooring, a selection of wall and base units with work surfaces over incorporating stainless steel sink and drainer with mixer tap, tiling to splash back, integrated four ring burner gas hob with extractor over and integrated oven, space for washing machine, double glazed windows to the rear and side aspects and double glazed and double glazed door giving access to the rear garden.

First Floor Accommodation
From hallway stairs gives rise to the split level first floor landing with further stairs giving rise to the top floor, two ceiling light points, under stairs storage cupboard and doors opening into::

Bedroom One
18'9" x 11'5" (5.73 x 3.48)
With two double glazed windows to the front aspect, chimney breast, ceiling light point and central heating radiator.

Bedroom Two
12'7" x 12'11" (3.85 x 3.96)
With a feature chimney breast with wooden surround, door opening into storage cupboard, central heating radiator and double glazed window to the rear aspect.

Bedroom Three
9'0" x 7'10" x 8'7" (2.75 x 2.39 x 2.64)
With central heating radiator, ceiling light point, Vokera boiler and double glazed window to the rear aspect.

Bathroom
5'11" x 5'11" (1.81 x 1.81)
With lino to flooring, bath with mixer tap and hand held shower attachment, wash hand basin with mixer tap, push button low flush WC, central heating radiator, cladding to half wall height and single glazed timber framed opaque window to the side aspect.

Top Floor Bedroom
18'8" x 12'5" x 10'2" x 7'1" (5.71 x 3.81 x 3.12 x 2.16)
From the first floor landing stairs with panelling to walls, gives rise to the top floor landing with ceiling light point, double glazed timber framed Velux window and l-shaped bedroom.

Rear Garden
With a patio area with side access point to the front and a further patio area and lawn.

Council Tax Band
According to the Direct Gov website the Council Tax Band for 36 Chestnut Road, Birmingham, B13 9AH is band C and the annual Council Tax amount is approximately £2,091.71 subject to confirmation from your legal representative.

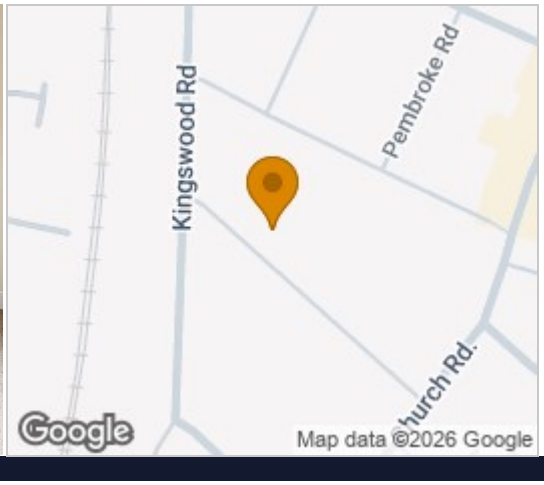














Floor Plan



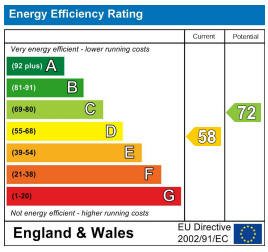
Viewing

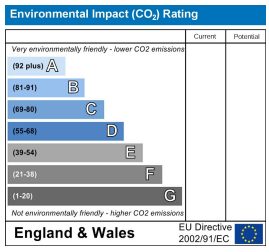
Please contact our Moseley Office on 0121 442 4040 if you wish to arrange a viewing appointment for this property or require further information.

Anti-Money Laundering (AML) Checks

In accordance with our legal obligations under Anti-Money Laundering regulations, all purchasers will be required to complete identity verification and relevant compliance checks once an offer has been accepted. A fee of £35 per person is payable to Rice Chamberlains LLP to cover the cost of administering these checks. This fee is non-refundable and payable before the sale can progress.

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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