Rice Chamberlains
ESTATE AGENTS LLP



1 Hallstead Road

Billesley, Birmingham, B13 0NT

Offers In The Region Of £250,000

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***NO UPWARD CHAIN* Delightful three bedroomed, semi-detached home in this popular location, with close links to shops, parks, schools and good transport links to Kings Heath, Moseley, Hall Green and the City Centre. The property itself is offered with the following accommodation; front driveway, porch, living room, spacious kitchen, with a downstairs bathroom, conservatory, and a garden to the rear. To the first floor there are three bedrooms and an en-suite to the third bedroom, The property is double glazed where stated, and central heating. To arrange a viewing to fully appreciate this lovely home please contact our Moseley office.**







Approach
This beautifully presented property is approached via block paved driveway with fenced surround, leading to double glazed UPVC sliding doors opening into:

Porch
With double glazed UPVC windows and further wooden front entrance door opening into:

Inner Hallway
With carpet to floor covering, ceiling light point, central heating radiator, stairs giving rise to the first floor accommodation and door opening into:

Reception Room One
13'11" x 13'5" max (4.26m x 4.10m max)
With carpet to floor covering, ceiling light point, wall light point, central heating radiator, chimney breast, electric fireplace with decorative hearth, double glazed bay window to the front aspect and further door opening into:

Kitchen
10'5" x 9'6" (3.20m x 2.90m)
With tiling to floor covering, tiling to splash backs, ceiling strip light, central heating radiator, a selection of wall and base units featuring cream frontages and silver handles, wooden style wrapped work surfaces, stainless steel sink and drainer with mixer tap over, integrated gas hob with extractor fan over and oven, space facility for fridge, door opening into useful understairs storage cupboard, double glazed sliding doors and accompanying internal window leading to the conservatory and further bi-fold doors opening into:

Ground Floor Bathroom
5'11" x 6'3" (1.81m x 1.93m)
With initial hallway and in-built storage cupboard, further sliding doors opening into the bathroom with carpet to floor covering, ceiling light point, low flush WC, decorative ceramic sink in basin with separate hot & cold taps over, bath with; separate hot & cold taps, wooden panelling and electric Triton shower above, shower curtain rail, wall mounted grab rail, central heating radiator and double glazed UPVC obscure window to the rear aspect.

Understairs Storage Cupboard (Kitchen)
With ceiling light point, wall mounted shelving, space facility for freezer and double glazed obscure UPVC window to the side aspect.

Conservatory
11'10" x 5'11" (3.61m x 1.82m)
With carpet and beige tiling to floor covering, single glazed timber framed double doors and accompanying windows leading out to the rear garden.

First Floor Accommodation
With carpeted stairs giving rise to the first floor landing, ceiling light point, wall mounted grab rails, and doors providing access to bedrooms one-three and loft access (not inspected).

Bedroom One
10'8" x 13'8" max (3.26m x 4.19m max)
With carpet to floor covering, ceiling light point, central heating radiator, chimney breast, double glazed PVC window to the front aspect and further door opening into:

En Suite Shower Room
5'4" x 5'4" (1.63m x 1.63m)
With beige tiling to walls, grey slate effect tiling to floor covering, central heated towel rail, ceramic sink in basin with separate hot & cold taps over and storage space under, low flush WC, walk-in shower cubicle with overhead shower and wall mounted grab rails.

Bedroom Two
9'2" x 12'9" (2.81m x 3.91m)
With carpet to floor covering, ceiling light point, central heating radiator and double glazed UPVC window to the rear aspect.

Bedroom Three
9'7" x 7'6" (2.93m x 2.29m)
With carpet to floor covering, ceiling light point, central heating radiator and double glazed UPVC window to the rear aspect.

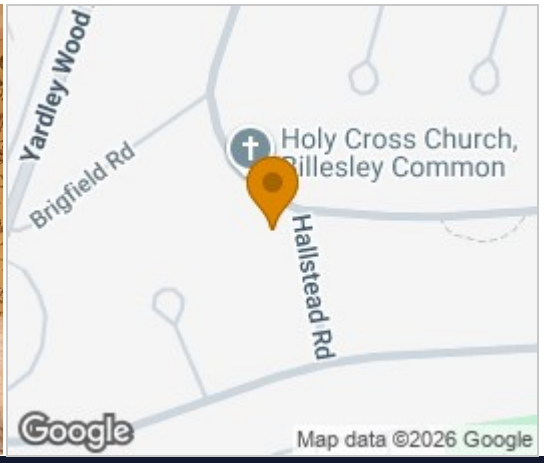
Rear Garden
With an initial slabbed patio and shed, with slabbed walkway and well maintained lawn, fenced surround, further shed and greenhouse to rear.

Council Tax Band
According to the Direct Gov website the Council Tax Band for Hallstead Road, Birmingham, B13 0NT is band B and the annual Council Tax amount is approximately £1,830.25, subject to confirmation from your legal representative.



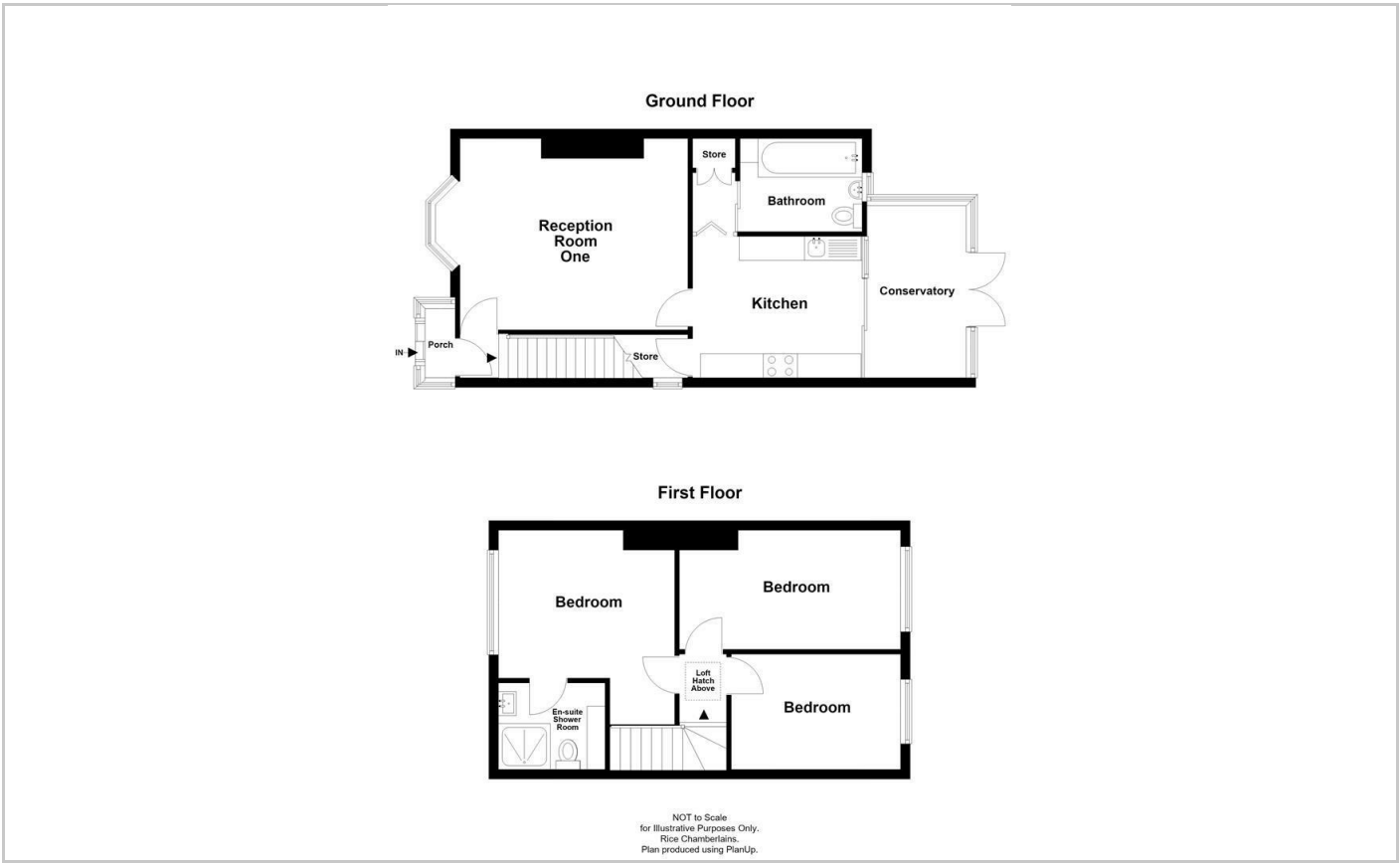






Floor Plan



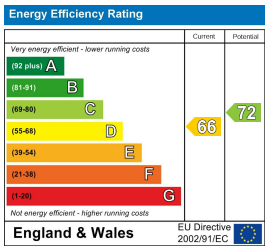
Viewing

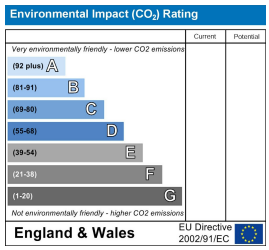
Please contact our Moseley Office on 0121 442 4040 if you wish to arrange a viewing appointment for this property or require further information.

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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