



5 Lilac Avenue, Runcorn Road
, Birmingham, B12 8RH

Offers Over £165,000



***LOVELY END TERRACE TWO BEDROOM PROPERTY*. Located in a popular location in Balsall Heath on the edge of Moseley. Offering excellent access into Moseley 'Village' and Stratford Road with all of its associated amenities including coffee shops, cafes, bars, restaurants, shopping facilities and good transport links in the City Centre and the upcoming Moseley Train Station. Offering an abundance of period character throughout and in brief the accommodation offered consists of; shallow fore gardens, two reception rooms, recently refitted kitchen, and access to the rear courtyard with garden with paved slabs. To the first floor there is a family bathroom, two bedrooms and further loft storage. The property further benefits from central heating and double glazing. Energy Efficiency Rating E. To arrange your viewing to fully appreciate the accommodation on offer please contact our Moseley office.**



Approach

This property is approached via a pathway with pebbledash to front garden and flowers to borders, leading to front entrance door and opening in to:

Hallway

With Laminate wood effect floor covering, ceiling light point, central heating radiator, and doors opening in to:

Reception Room One

12'2" x 7'6" max (3.71m x 2.29m max)

With Laminate wood effect oak floor covering, ceiling light point, chimney breast, fuse box, meter cupboards, and double glazed PVC window to the front aspect.

Reception Room Two

10'11" x 10'11" max (3.35m x 3.35m max)

With Laminate wood effect grey floor covering, ceiling light point, central heating radiator, chimney breast with gas central fire, double glazed PVC door opening out to the rear garden, step up and door opening into the stairwell with stairs giving rise to the first floor accommodation and further door opening in to:

Kitchen

13'1" x 6'0" (4.01m x 1.85m)

With Lino wood effect grey floor covering, stone tiling to splash backs, ceiling spot lights, central heating radiator, wall and base units in grey gloss effect, marble style wrapped work surfaces, integrated gas hob with grill and oven under and extractor fan over, black acrylic sink and drainer with mixer hot & cold tap, space facility for fridge/freezer and under counter washing machine, under stair

storage cupboard providing useful storage space and double glazed window PVC to the side aspect overlooking the garden.

Rear Garden

South east facing with patio space and flower beds to borders.

First Floor Accommodation

With stairs giving rise from the reception room two to the first floor landing, with two ceiling light points, central heating radiator, double glazed opaque PVC window to the side aspect, loft access with pull down ladders attached (not inspected) and doors opening in to:

Bedroom One

11'1" x 10'9" (3.38m x 3.30m)

With ceiling light point, central heating radiator, chimney breast and double glazed PVC window to the front aspect.

Bedroom Two

11'10" x 7'10" (3.61m x 2.41m)

With ceiling light point, central heating radiator, chimney breast and double glazed PVC window to the rear aspect.

Bathroom

8'0" x 6'5" (2.45m x 1.98m)

With porcelain style tiled floor covering, grey marble style tiling to wall covering, ceiling light point, low flush WC, free standing sink with hot & cold mixer tap, bath with hot & cold mixer tap with shower attachment and additional overhead shower, wall mounted central heated towel radiator, storage cupboard providing useful shelving space, extractor

fan and double glazed opaque PVC window to the rear aspect.

Council Tax

According to the Direct Gov website the Council Tax Band for 5 Lilac Avenue, Runcorn Road, Birmingham, B12 8RH is band A and the annual Council Tax amount is approximately £1,491.33, subject to confirmation from your legal representative.





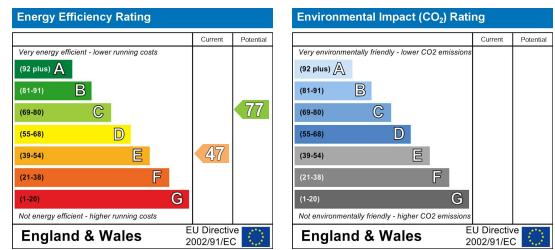
Floor Plan



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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