



233 Fordhouse Lane

, Birmingham, B30 3AG

Offers Over £235,000



DELIGHTFUL TWO BEDROOM MID-TERRACE HOME IN PRIME LOCATION!

We are pleased to present this lovely two bedroom home on Fordhouse Lane, which is perfectly placed for access to all the area has to offer including Stirchley and Cotteridge vibrant high streets, popular local schools, also having excellent commuter links and also being close to the new Pineapple station alongside giving good access to nearby Kings Heath and Moseley. This wonderful home offers an abundance of charm and offers the following; shallow foregarden, entrance hallway, with storage cupboard, living and dining room, kitchen, utility, landscaped rear garden and an outhouse currently used as a home office with electrics. To the first floor there are two good double bedrooms and a four piece bathroom suite as well as a loft space with electrics and being boarded. Please call our Moseley sales team to book your viewing!



Approach

The property is approached via a shallow fore garden and pathway leading to a UPVC front door opening into:

Hallway

With laminate wood effect flooring, ceiling light point, door opening into storage cupboard and further doors opening into:

Open Plan Living Room

25'5" x 12'0" (7.77m x 3.66m)

With wood effect flooring, two ceiling light points, cupboard and shelving to alcove, double glazed bay window to the front aspect with in-built shutters, central heating radiator, double glazed window to the rear aspect and further door opening into;

Lobby Area

With tiled flooring, stairs giving rise to the first floor landing, door opening into under stairs storage cupboard and open walkway into:

Kitchen

6'10" x 10'9" (2.09 x 3.28)

With continued tiling to flooring, a selection of wall and base units with work surfaces over incorporating stainless steel sink and drainer with mixer tap over, tiling to splash backs, integrated oven with four ring burner gas hob with in-built stainless steel extractor fan over, space for under counter fridge and freezer, space for dishwasher, wall mounted Worcester boiler, double glazed windows to the rear and wooden framed single glazed window to the side aspect and wooden glazed door opening into:

Utility Lean-To

With step down into utility with tiled flooring, wall mounted electric radiator, wall mounted light point, space for washing machine and double glazed door giving access to the rear garden.

First Floor Accommodation

From the lobby area stairs giving rise to the first floor with double glazed opaque window to the side aspect, ceiling light point, loft access point and doors opening into:

Bedroom One

11'4" x 10'6" (3.46 x 3.21)

With double glazed window to the front aspect with in-built shutters, ceiling light point, central heating radiator, original cast iron fire place and built-in storage cupboard to alcove..

Bedroom Two

12'1" x 9'0" (3.70 x 2.75)

With laminate wood effect floor covering, ceiling light point, central heating radiator and double glazed window to the rear aspect.

Bathroom

10'9" x 6'11" (3.29 x 2.13)

With tiling to floor, ceiling light point, double glazed obscured window to the rear aspect, four piece bathroom suite comprising walk-in shower with mains powered shower over, low flush WC, swash hand basin on pedestal with hot and cold taps, panel bath with hot and cold taps over, tiling to walls and central heating radiator.

Rear Garden

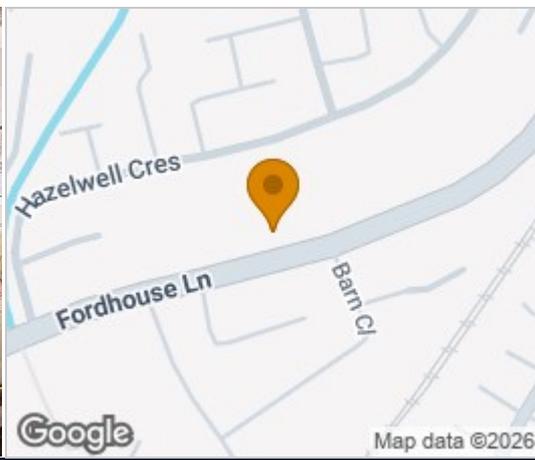
With a patio area, side access point, ,lawned area, outhouse and shrubs to borders.

Outhouse

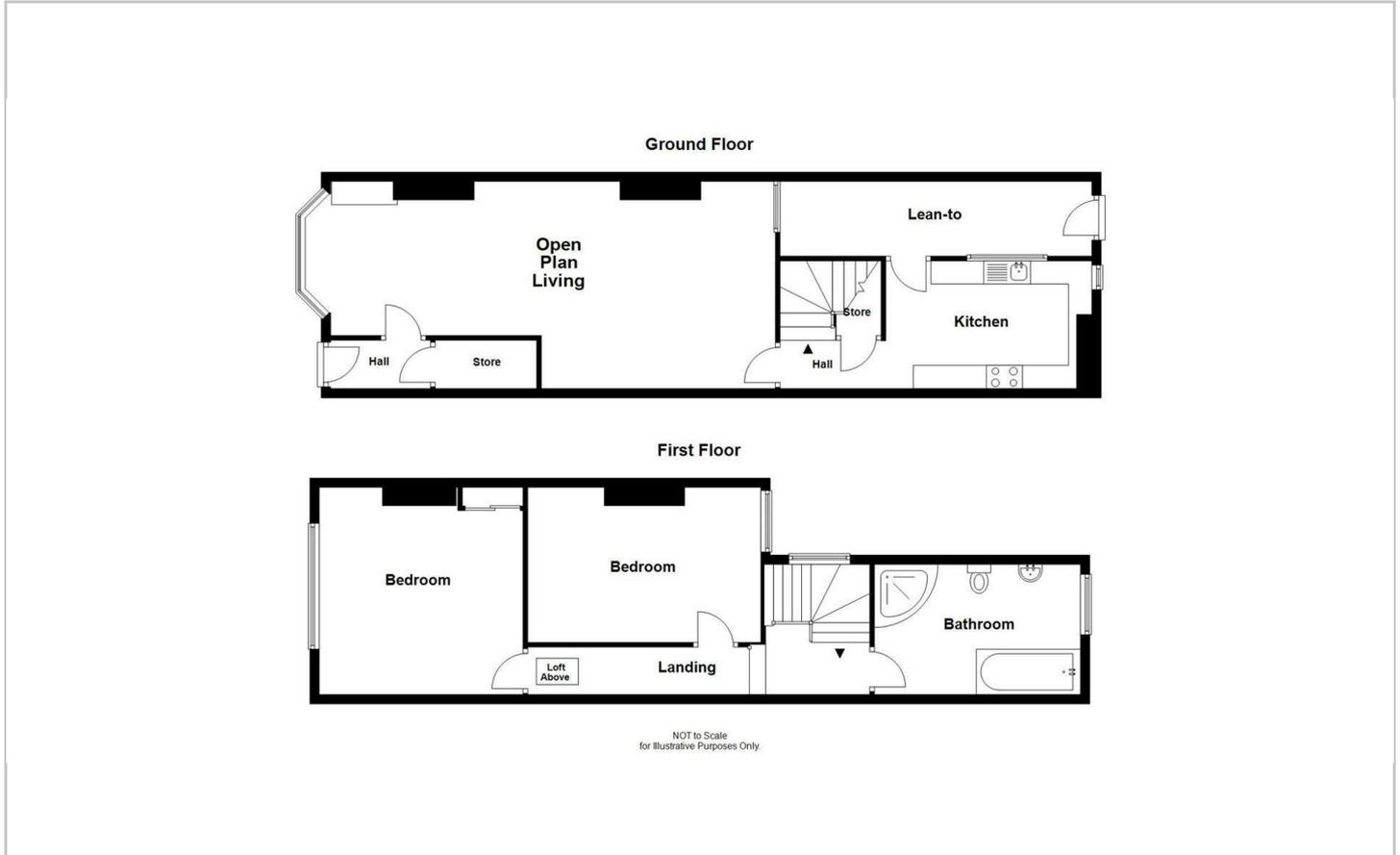
6'9" x 14'10" (2.07 x 4.53)

With lighting, laminate wood flooring and electrics.





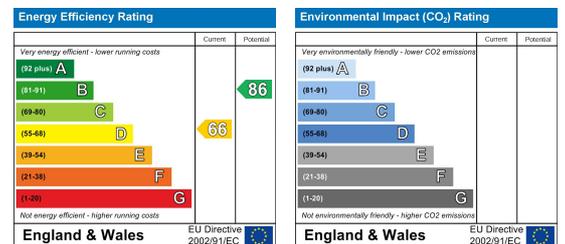
Floor Plan



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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