



30 Greenstead Road

Birmingham, B13 9NG

Offers Over £220,000



****THREE BEDROOM MID-TERRACE HOME IN PRIME LOCATION WITH NO CHAIN****

Lovely mid-terrace three bedroom home, located in this popular location on the outskirts of Moseley which offers excellent access to the nearby amenities offered by Moseley, Kings Heath and the Stratford Road which in turn also offers good access into the City Centre. The accommodation offered briefly comprises; front driveway, hallway, living room, fitted kitchen, downstairs bathroom and access to a mature rear garden from the kitchen. To the first floor there are three bedrooms. The property benefits from double glazing and central heating and offered with no upward chain. To arrange your viewing of this lovely home please call our Moseley branch. Energy Efficiency Rating TBC.



Approach

This three bedroom mid terrace home is approached via a paved driveway providing space for two cars and leads to a UPVC front entry door with an accompanying double glazed window to the side opening into:

Hallway

With laminate to flooring, ceiling light point, stairs giving rise to the first floor landing, central heating radiator and door opening into:

Living Room

13'3" x 12'1" (4.05 x 3.69)

With double glazed window to the front aspect, ceiling light point, ceiling spotlights, decorative coving to ceiling, decorative brick built fireplace on hearth, central heating radiator, laminate to flooring, under stairs storage space providing useful storage, ceiling light point and further door opening into:

Kitchen

8'9" x 10'9" (2.67 x 3.30)

With wall and base units with marble effect work surfaces incorporating stainless steel sink and drainer with mixer tap over, space for fridge freezer, cooker, hob and washing machine, tiling to splash backs, double glazed window to the rear aspect, double glazed patio door with accompanying double

glazed window giving views and access to the rear garden, tiling to flooring, wall mounted 'Vaillant' combination boiler, ceiling spotlights, central heating radiator and door opening into:

Bathroom

5'6" x 8'9" (1.69 x 2.68)

With continued tiling to flooring, three piece bathroom suite comprising low flush WC, panel bath with mixer tap over with rainfall shower over, sink in vanity unit with mixer tap over, double glazed window to the rear aspect, ceiling spotlights.

First Floor Accommodation

From hallway stairs gives rise to the first floor landing with ceiling light point, loft access point and doors opening into:

Bedroom One

10'2" x 18'7" max (3.12 x 5.67 max)

With two double glazed windows to the front aspect, ceiling light point, central heating radiator and over stairs storage cupboard providing useful storage..

Bedroom Two

10'9" x 9'7" (3.30 x 2.93)

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

Bedroom Three

8'7" x 7'8" (2.62 x 2.36)

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

Rea Garden

With a patio area with pathway leading to the rear of the garden with lawn areas to the side and fencing to all borders.





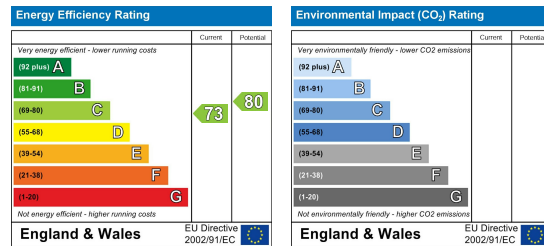
Floor Plan



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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