



28 Paton Grove

Moseley, Birmingham, B13 9TG

Offers Over £280,000



***DELIGHTFUL FAMILY HOME IN NEED OF MODERNISATION * NO CHAIN*!** We are pleased to present this ideally situated Two Bedroom Mid-Terraced property in Prime Moseley location! Located on a quiet Grove, the property is close to local amenities such as Primary Schools, Secondary Schools, Cafe's, Restaurants, Bars, Moseley Park and Pool as well as transport routes in and around Birmingham, along with the new Train Station due to open soon! The property itself is in need of modernisation but allows the perfect opportunity to put your own stamp on a home while also being in a highly desirable location. The property consists of: Fore garden, Enclosed Porch, hallway with under stair storage, living/dining room with sliding doors to well maintained garden and a kitchen. The first floor accommodation comprises of two bedrooms, a family bathroom, and a storage cupboard in the hallway homing a Worcester Bosch boiler. The Energy Efficiency rating is TBD. Call Our Moseley office for a viewing today!



Approach

A well maintained fore garden with lawn area compromising of flower beds and shrubbery, path leading to front door which you gain access to enclosed double glazed UPVC door with accompanying windows opening into:

Hallway

Ceiling light point, central gas radiator, doors giving access to the kitchen, living room, stairs for first floor landing, understairs storage cupboard comprises of ample shelving and clothes hanging space whilst homing the gas meter.

Living Room

23'9" x 12'2" x 9'11" (7.24 x 3.72 x 3.04)

Two ceiling light points, gas fire, two gas central radiators, chimney breast, double glazed UPVC windows overlooking the front aspect and sliding patio doors to the garden.

Kitchen

9'9" x 8'5" (2.98 x 2.59)

Ceiling light point, double glazed UPVC windows and patio door to the rear aspect, a selection of wall and floor mounted units with a wooden effect, with wrapped work surface over, tiles to wall and matching lino effect floor covering., space facility for cooker, fridge freezer and washing machine.

First Floor Hallway

Stairs with banister leading up to the first floor accommodation. Ceiling light point, double glazed opaque UPVC overlooking the front aspect allowing a flourish of natural light Access to loft (not inspected), bedroom one, bedroom two, bathroom, and storage cupboard - which homes combi Worcester boiler and plentiful shelving.

Bedroom One

12'10" x 12'3" (3.92 x 3.74)

Ceiling light point, double gas central radiator, double glazed UPVC windows overlooking the front aspect and chimney breast.

Bedroom Two

10'1" x 10'9" (3.08 x 3.30)

Ceiling light point, gas central radiator, built in wardrobe space and double glazed UPVC overlooking the rear aspect and garden.

Bathroom

8'8" x 7'10" (2.65 x 2.41)

Ceiling light point, gas central radiator, double glazed opaque UPVC window to the rear aspect, low flush toilet, free standing sink with hot and cold mixer tap. Bath with hot and cold mixer tap and wooden panel to sides. Shower cubicle with Triton power shower over, tiling to walls and towel rail.

Garden

This garden compromising of a well manicured lawn, patio area and storage shed with additional shrubbery and flower bed to sides.

Garage

With sold wood double doors for entry, brick built interior with solid ground and well maintained.

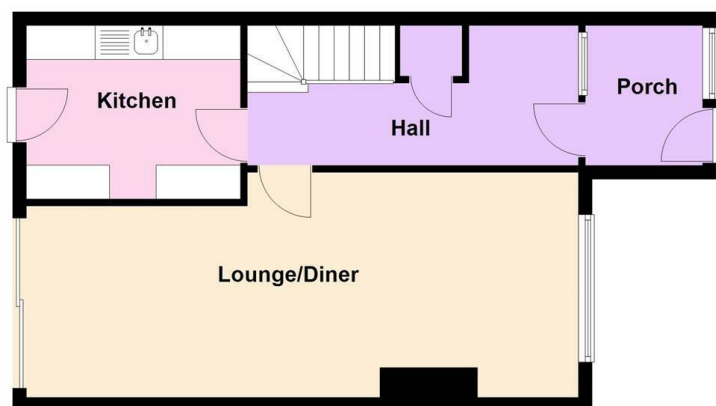
Council Tax Band

According to the Direct Gov website the Council Tax Band for 28 Paton Grove, Moseley, Birmingham, B13 9TG is band B and the annual Council Tax amount is approximately £1,739.89, subject to confirmation from your legal representative.





Floor Plan



Viewing

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

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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.

Energy Efficiency Graph

