



Binton Croft

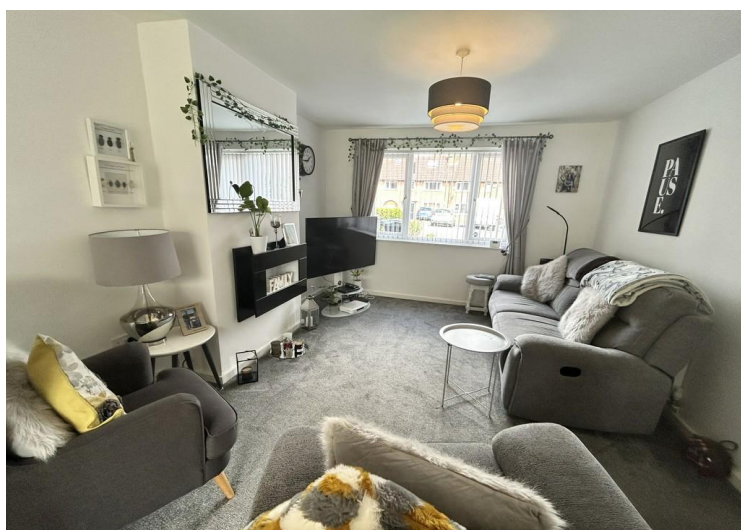
Moseley, Birmingham, B13 9RS

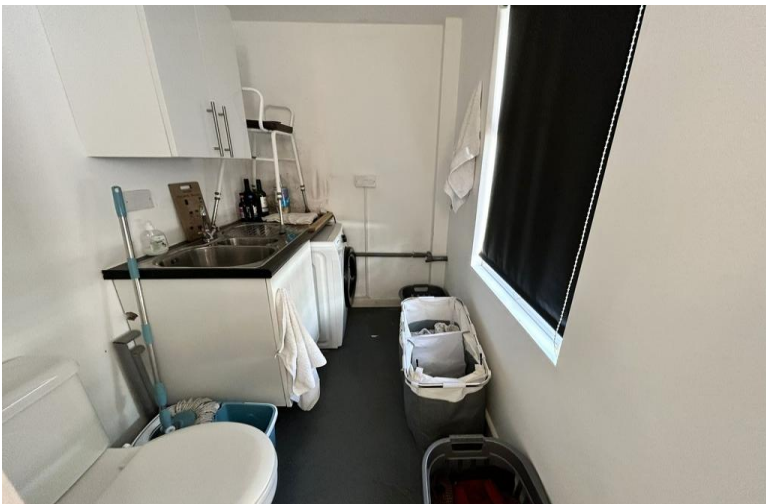
- A Beautifully Presented Mid-Terrace Family Home
- Three Good Size Bedrooms
- Re-Fitted Kitchen
- Conservatory

Offers Over £325,000

EPC Rating - 64

Current Council Tax Band - C





Property Description

The property is set back from the road behind a block edged tarmac driveway providing off road parking with a planted shrub border and a composite front door leading into

Entrance Hallway

With ceiling light point, radiator, stairs leading to the first floor accommodation and door leading off to

Through Lounge/Diner

22' 3" x 11' 7" (6.78m x 3.53m) With two wall mounted radiators, two ceiling light points, contemporary floating fire, UPVC double glazed window to front and UPVC double glazed sliding patio doors leading to



Conservatory

9' 6" x 8' 4" (2.9m x 2.54m) With double glazed windows, polycarbonate roof, stripped timber effect flooring, wall light point and double glazed French doors leading out to the rear garden

Re-Fitted Kitchen to Rear

8' 3" x 8' (2.51m x 2.44m) Being re-fitted with a range of wall, base and drawer units with a work surface over incorporating a sink and drainer unit with mixer tap over, further incorporating a 4 ring ceramic hob with extractor hood over and oven below. Space and plumbing for slimline dishwasher, tiling to splash back areas, ceiling light point, a double glazed window to the rear aspect and door to



Covered Side Entry

With a courtesy door to property frontage, double glazed door to rear garden, ceiling light point and door to

Utility Room with Guest W.C

7' 2" x 4' 10" (2.18m x 1.47m) Fitted with wall and base units with a work surface over incorporating a sink and drainer unit with mixer tap. White low flush W.C, space and plumbing for washing machine, UPVC double glazed window to side and ceiling light point



First Floor Landing

With ceiling light point, double glazed window to front, airing cupboard, stairs rising to useable loft space and doors leading off to

Bedroom One to Rear

11' 3" x 9' 9" (3.43m x 2.97m) With double glazed window to rear elevation, radiator, double built in wardrobe and ceiling light point

Bedroom Two to Front

11' 9" x 10' 1" (3.58m x 3.07m) With double glazed window to front elevation, radiator and ceiling light point

Bedroom Three to Front

12' 7" x 6' 10" (3.84m x 2.08m) With double glazed window to front elevation, radiator and ceiling light point





Re-Fitted Family Bathroom to Rear

Being re-fitted with a modern white suite comprising of a panelled bath with shower attachment, separate corner shower enclosure, pedestal wash hand basin and a low flush W.C. Chrome heated towel rail, tiling to splash prone areas, ceiling light point and two obscure double glazed windows to the rear elevation

Useable Loft Space

17' 9" x 10' 10" (5.41m x 3.3m) With some restricted head height, a strengthened floor with wood effect flooring, Velux roof window to rear, wall mounted radiators, ceiling spot lights and door to storage cupboard with a wall mounted gas central heating boiler

South/Westerly Facing Rear Garden

Being mainly laid to lawn with paved patio area, ornamental tiered rockery, well stocked shrub borders, larger timber workshop/storage shed and panelled fencing to boundaries

Tenure

We are advised by the vendor that the property is freehold, but are awaiting confirmation from the vendor's solicitor. We would strongly advise all interested parties to obtain verification through their own solicitor or legal representative. EPC supplied by Nigel Hodges. Current council tax band - C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		77
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		