

Robert Aston



**22 Lapworth Grove, Balsall Heath,
Birmingham, B12 9TL**

Offers Around £259,950

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KEY FEATURES

- REFURBISHED MODERN END TOWN HOUSE
- HALLWAY
- SPACIOUS LOUNGE
- MODERN FITTED DINING KITCHEN
- GROUND FLOOR WC
- THREE BEDROOMS
- FIRST FLOOR BATHROOM WITH SHOWER
- END PLOT WITH GOOD SIZED FRONT AND REAR GARDENS
- GAS CENTRAL HEATING
- UPVC DOUBLE GLAZING

PROPERTY DESCRIPTION

The property built around 1974, although the exact date being unknown, is a two-storey end town house surmounted by a pitched roof. The property is situated in a popular and convenient location. It is accessed via a path at the head of the cul-de-sac.

The fore-garden is wide and contains a crazy paved area in front of the porch with beds to the centre and a slabbed path leading to the porch door and across the front elevation to the side gate. It is bounded by low height picket fencing. The wide rear garden can be accessed externally via a gate and internally from the kitchen door. It has a large crazy paved patio with path to side. A path leads across the rear elevation and around the side elevation to the side gate. The majority of the rear garden is lawned. The rear garden is bounded by fencing of varying types. Within the side part of the rear garden is a useful brick built store.

The property underwent significant refurbishment in 2022/2023 including a new roof, replastering and re-wiring. Ideal for family purchasers or investors.

MAIN PARTICULARS

ON THE GROUND FLOOR

ENTRANCE PORCH

Having UPVC double glazed front door. Open air section of to corner. **Useful bin store**: having wall mounted electrical trip switches, electricity meter and gas meter. Storage space.

HALLWAY

Having UPVC double glazed door off porch. Stairs up to first floor level. Radiator. One double power point. Ceiling light. Door opening into:

GROUND FLOOR WC

Having low flush WC in white. Vanity unit mounted wash hand basin with mixer tap fitting. Radiator. Small obscured UPVC double glazed window.

LOUNGE (SIDE)

Measuring 17'5" x 10' 7" (5.31 m x 3.23 m)

Having door off hallway. UPVC double glazed large window looking onto rear garden. UPVC double glazed window looking to front. UPVC double glazed window looking to side. Radiator. Ceiling light. Three double power points.

DINING KITCHEN (REAR)

Measuring 11'3" maximum into recess x 15'5" maximum into recess (3.43 m x 4.70 m)

Being fitted in a modern range of wall and base units in light grey and light wood effect with granite effect roll top work surfaces and white tiled ceramic splashbacks comprising stainless steel sink unit with mixer tap fitting and drainer to side. Double base unit with two cupboards under. Space and plumbing for automatic washing machine. Single base unit with one cupboard and one drawer. Double base unit with one cupboard and one drawer. Two double wall units. Corner wall unit. Single wall unit. Chrome extractor hood. Space for dining table. Large fitted cupboard near door. Door off hallway. Two UPVC double glazed windows. UPVC double glazed back door. Five double power points. Cooker switch. Radiator. Ceiling light. Four recessed ceiling spotlights.

ON THE FIRST FLOOR

LANDING

Having stairs up from hallway with hand rail and balustrade. UPVC double glazed window looking to front. Ceiling light. Door into over stairwell highly positioned **Useful storage cupboard** having storage space.

BEDROOM 1 (REAR)

Measuring 11'5" x 11' 5" (3.48 m x 3.48 m)

Having door off landing. UPVC double glazed window looking to rear. Radiator. Four double power points. Ceiling light.

BEDROOM 2 (SIDE)

Measuring 17'5" x 7' 9" (5.31 m x 2.36 m)

Having door off landing. UPVC double glazed window looking to rear. Radiator. Four double power points. Two ceiling lights.

BEDROOM 3 (REAR)

Measuring 11'5" x 6' 10" (3.48 m x 2.08 m)

Having door off landing. UPVC double glazed window looking to rear. Radiator. Two double power points. Ceiling light. Loft access trap.

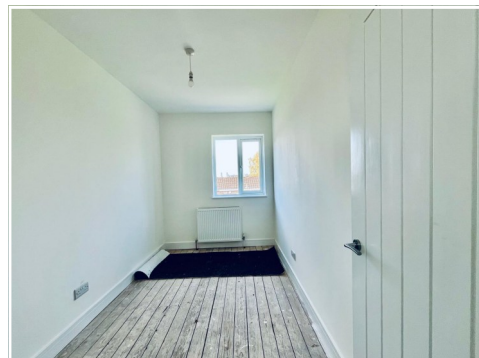
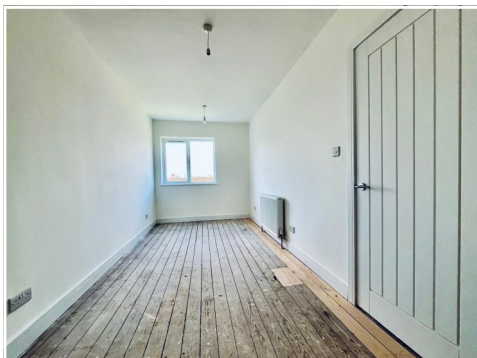
BATHROOM 1 (FRONT)

Measuring 5'8" x 6' 7" (1.73 m x 2.00 m)

Being fitted in a modern suite in white. Comprising: Panelled bath with mixer shower over. Low flush WC with concealed cistern. Vanity unit mounted wash hand basin with mixer tap. Grey ceramic tiling to most walls. Obscured UPVC window looking to front. Chrome towel radiator, Ceiling mounted extractor fan. Four recessed ceiling spot lights. Door off landing.

CONCLUSION

A very well situated and well presented end town house. Early viewing is advised.



ADDITIONAL INFORMATION

TENURE: Robert Aston and Company understands that the property is FREEHOLD. However, we have not checked the legal title to the property and all interested parties should obtain verification through their Solicitor or Surveyor before committing to purchase the property.

COUNCIL TAX BAND: Band A (According to the Direct Gov website <https://www.gov.uk/council-tax-bands>)

LOCAL AUTHORITY: Birmingham City Council.

SERVICES: Robert Aston and Company understands from the vendor that all mains drainage, gas, electricity and water are connected to the property but have not obtained verification of this. Any interested party should obtain verification of this information through their Solicitors or Surveyors before committing to purchase the property.

FIXTURES AND FITTINGS: Only as detailed in sales particulars.

VIEWINGS: Strictly by prior appointment with Robert Aston and Company on 0121 449 4411.

AGENT NOTE: We have not been able to verify whether historic works to the property required any necessary Planning or Building Regulation approval, or whether such approvals were obtained.

The vendor has provided the information relating to the above. Robert Aston and Company would stress that they have not checked the legal documentation to verify the status of the property or the information provided by the vendors and would advise any potential buyer obtain verification from their solicitor.

General Information - Robert Aston & Company have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order, fit for their purpose, or within ownership of the sellers. Robert Aston & Company have not checked the title or the legal documents to verify the Freehold/Leasehold status of the property. The buyer is advised to obtain verification from their Solicitor or Surveyor. Every care has been taken with the preparation of these Particulars but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract.

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | 77 C |
| 55-68 | D | 63 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |



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