

Robert Aston



**12 Chandos Avenue, Moseley,
Birmingham, B13 8HG**

Offers Around £264,950

87 ALCESTER ROAD MOSELEY BIRMINGHAM B13 8EB
T: 0121 449 4411 E: sales@robertaston.com Website: www.robertaston.com
Registered in England No. 1585642. Director: Matthew Carlton MA BSocSc (Hons) MNAEA



KEY FEATURES

- MID TERRACED RESIDENCE
- IN NEED OF UPDATING
- SOUGHT AFTER LOCATION
- LOUNGE
- LARGE KITCHEN
- TWO DOUBLE BEDROOMS
- GROUND FLOOR BATHROOM WITH SHOWER
- SMALL FRONT GARDEN
- SMALL REAR YARD
- MAJORITY GAS CENTRAL HEATING
-

PROPERTY DESCRIPTION

The property, built around 1900, although the exact date being unknown, is a two storey mid-terraced residence Chandos Avenue is a pedestrian Avenue that can be accessed from the dead end next to Leighton Road. The property is therefore particularly convenient for ease of access to central Moseley Village which is just a few minutes walk away. The foregarden has a slabbed path leading to the front door and a lawned area to the majority. There is low height picket fencing on either side. The rear yard can be accessed from the kitchen door. This comprises of a brick path leading down the side of the rear wing projection with a border to side. This leads to a small crazy paved patio and a raised concrete area.. The rear garden is bounded by panel wooden fencing and brick wall. Access to the gate of the rear garden is possible from the shared pathway leading further back down to the other end of Chandos Avenue.

The property is now in need of some updating, particularly in relation to the kitchen, bathroom, flooring, etc. Ideal for first time buyers or investors. Early viewing is advised.

MAIN PARTICULARS

ON THE GROUND FLOOR

FRONT RECEPTION ROOM

Measuring 11'2" x 11'6" maximum into chimney alcoves Having traditional style panelled wooden front door Mortise locks. Small window above. Original sash window looking onto front garden. Victorian style fireplace with wooden outer surround and hearth. Original ceiling coving. Original ceiling rose. Original floorboards. Central heating radiator. Boxing housing electricity meter. Wall mounted electrical trip switches. Small alcove cupboard housing gas meter. One double power point. Ceiling light. Opening into: **useful understairs storage** area having storage space.

KITCHEN (MIDDLE)

Measuring 11'2" x 11'6" maximum into chimney alcoves

Being fitted in a range of base units in mid wood effect with wood effect worksurfaces comprising: Stainless steel sink unit with mixer tap fitting and drainer to side. Double base unit cupboard under. Half base unit. Single base unit with five drawers having chrome effect fronts. Space for fridge-freezer. Original sash window looking to rear. Wooden panelling to ceiling and chimney breast. Original floorboards. Central heating radiator. Ceiling light. One double and one single power point. Honeywell central heating thermostat controller. Stairs up to first floor level. Original panelled wooden door opening into:

UTILITY (REAR)

Measuring 6'3" x 8'5"

Having panelled wooden back door. Obscured window looking to side. Quarry tiled floor. Space for electric cooker. Space and plumbing for washing machine and slimline dishwasher. Worksurface to one side of room. Central heating radiator Shelf fitted to chimney breast recess. One double and one single power point. Shower isolator switch. Ceiling light.

BATHROOM (REAR)

Measuring 5'3" x 6'10"

Having door off utility. Being fitted in a suite in white comprising white plastic panelled bath with Bristan Cheer electric shower over. Pedestal wash hand basin. With mixer tap fitting. Low flush W/C. UPVC panelling and part tiling around bath area. Ceiling light.



FIRST FLOOR LANDING

Having stairs up from kitchen. Ceiling light. Original panelled wooden door opening into:

BEDROOM 1 (FRONT)

Measuring 11'2" x 11'7" maximum into chimney alcoves

Having original sash window looking to front. Central heating radiator. Double power point. Ceiling light. Door into: **useful fitted cupboard** having shelf, clothes hanging rail and storage space.

BEDROOM 2 (REAR)

Measuring 11'2" maximum into fitted boiler cupboard x 11'7" maximum into chimney alcoves

Having original panelled wooden door off first floor landing. Original sash window looking onto rear garden. Single power points. Ceiling light. **Boiler cupboard** housing Glow-worm central heating boiler.

CONCLUSION

A most conveniently situated terraced residence with excellent updating potential. 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 B (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		
39-54	E	51 E	
21-38	F		
1-20	G		



© 0121 449 4411

✉ sales@robertaston.com

www.robertaston.com