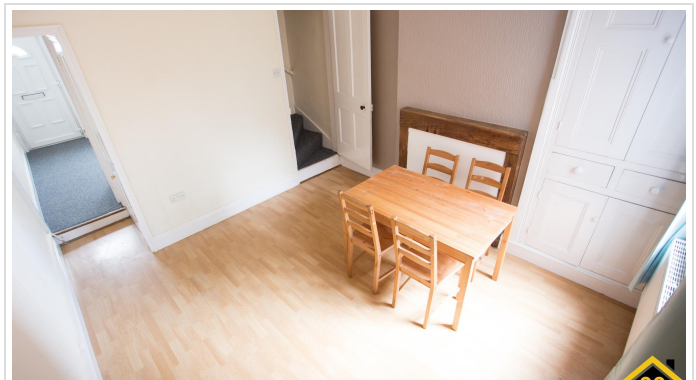


2 Bed Terraced In Laxey Road , Birmingham, B16 0JG

£187,500





## SHORT DESCRIPTION

Property Ref: 14371 Location: On a peaceful residential road, situated just off City Road, Edgbaston, this property offers easy access to the City Centre and surrounding areas, making it an ideal choice for those working locally. Ground Floor: Two reception rooms Front reception room: (4.01m x 3.48m) Walking into the house you will find a spacious lounge with a double-glazed bay window offering plenty of natural light to the front, gas central heated radiator and laminated flooring. The rear reception room: (3.72m x 3.48m) is currently being used as a dining area, with a spacious under stairs storage cupboard/ cloak room. UPVC double glazed window overlooking the garden, gas central heated radiator, laminated flooring and a door leading to the staircase leading to the first floor of the property. Kitchen: (3.11m x 1.75m) Well-appointed modern fitted kitchen a with a range of wall and base units. Includes a double-glazed window to the side aspect, a door leading to the rear garden, a sink with drainer and mixer taps, integrated electric oven, four-ring gas hob, cooker hood, plumbing for a washing machine, laminated flooring, part-tiled walls, ceiling light point, and gas central heated radiator. The boiler was recently replace with a new boiler, approx. 2 years ago, so still under guarantee. Garden: Leading out from the kitchen there's a compact garden with brick yard and a grassed are to the rear, this also has access from the side of the property via the entrance at the front of the house. First Floor: Landing: Spacious landing area with a ceiling light point, carpeted flooring, giving access to the bedrooms and bathroom. Bedroom One: (3.42m x 3.48m) Featuring a double-glazed window to the front aspect, carpeted flooring, ceiling light point, and gas central heated radiator. Cupboard space with access to the loft area. Bedroom Two: (3.75m x 2.58m) With a double-glazed window to the rear, featured period fireplace carpeted flooring, ceiling light point, and gas central heated radiator. Bathroom: (3.16m x 1.71m) The bathroom includes a bath with screen and overhead shower, W.C. wash basin with mirrored medicine cabinet, ceiling light point, gas central heated radiator. Part tiled with a double-glazed obscured window to the rear aspect Property Type: Flat Full selling price: £187500.00 Pricing Options: Fixed Price Tenure: Freehold Council tax band: A EPC rating: E Measurement:77 sq.ft Outside Space: Enclosed Garden Parking: On street Heating Type:Gas central heating Chain Sale or Chain Free: Chain free

2

Bed Room(s)

1

Bath Room(s)

2

Living Room(s)

## FLOOR PLAN

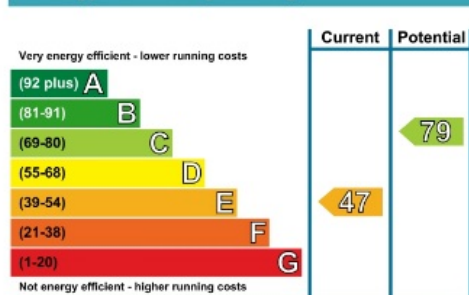
Illustrations are for identification purposes only and are not to scale.  
All measurements are a maximum and include wardrobes and bay windows where applicable.

## EPC GRAPH

Illustrations are for identification purposes only and are not to scale.  
All measurements are a maximum and include wardrobes and bay windows where applicable.

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

### Energy Efficiency Rating



The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

### Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Internal or external wall insulation	£4,000 - £14,000	£ 834	✓
2 Floor insulation (suspended floor)	£800 - £1,200	£ 126	✓
3 Draught proofing	£80 - £120	£ 33	✓

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit [www.gov.uk/energy-grants-calculator](http://www.gov.uk/energy-grants-calculator) or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.

**Disclaimer:** The information displayed about this property comprises a property advertisement. 99home.co.uk (/) will not make no warranty for the accuracy or completeness of the advertisement or any linked or associated information, and 99home has no control over the content. This property advertisement does not constitute property particulars, the property may offer to tenants in same condition as they have seen on time of the viewing. The information is provided and maintained by 99home.co.uk (/)

Company registration number in England : 10469887 VAT: 263 3023 36  
Copyright © 99Home Limited 2017. All rights reserved.