





22 Vivian Road, Birmingham

£325,000 Freehold

Hadleigh Estate Agents are delighted to offer this fantastic two bedroom terraced property for sale. Located on Vivian Road the property benefits from being offered with NO CHAIN.

In brief the property has recently undergone refurbishment, and boasts fore garden, entrance porch, two spacious reception rooms and a modern fitted kitchen. Downstairs is a modern family bathroom and private rear garden. Upstairs boasts two spacious double bedrooms.



Lounge
Spacious lounge benefitting from bay window to the front elevation and feature fireplace.

Dining Room
An additional reception room with window to the rear elevation, feature fireplace and stairs to first floor accommodation.

Kitchen
Modern fitted kitchen benefitting from a range of base and wall units, integrated appliances and window to the side elevation.







Bathroom
Tiled bathroom suite boasting P shaped fitted bath and shower over. Low level flush WC and vanity combi unit, towel radiator and dual aspect windows.



Bedroom One
Double bedroom, complete with carpeted flooring and window to the front elevation.

Bedroom Two
Double bedroom, complete with carpeted flooring and window to the rear elevation.



Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E







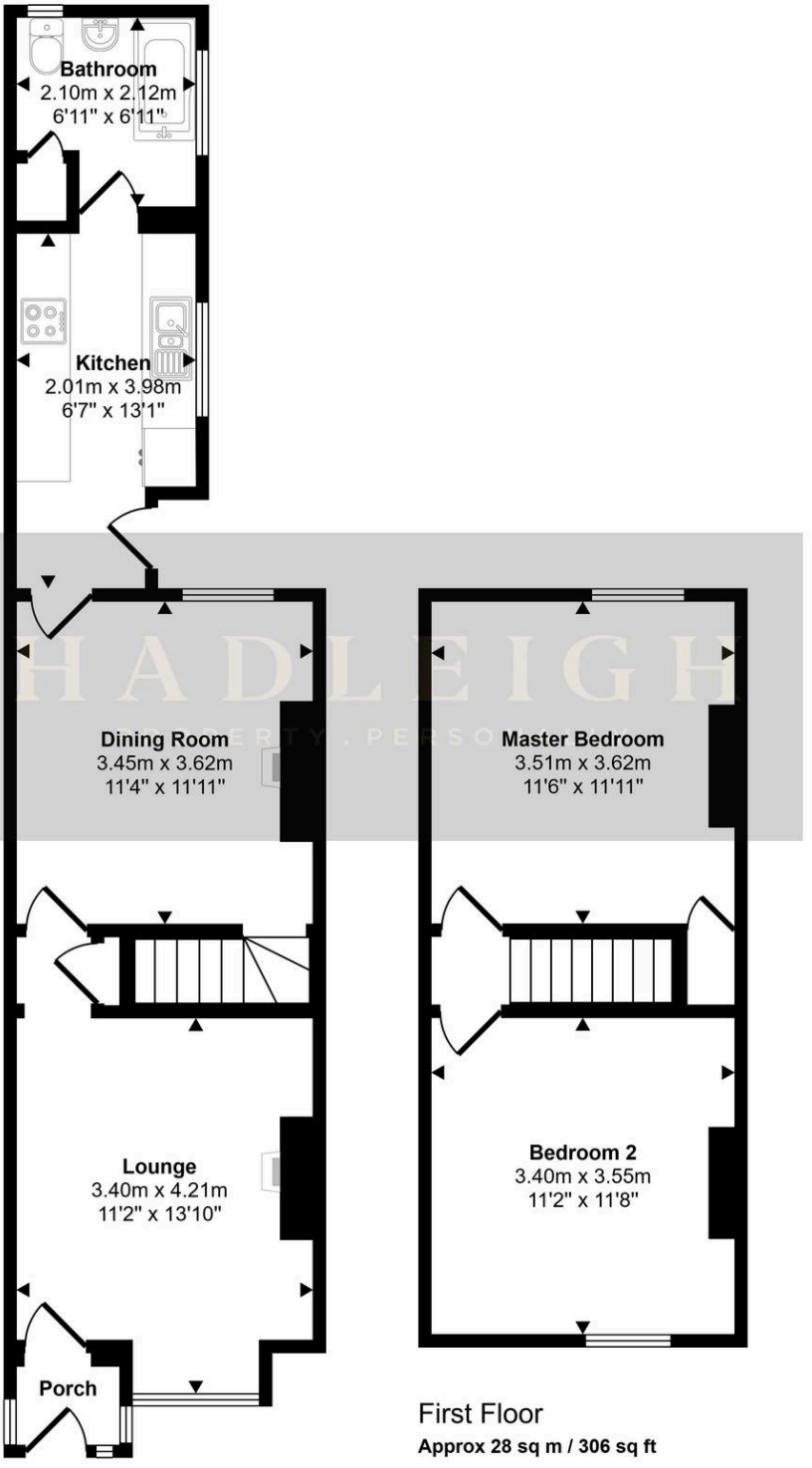
- Refurbished two bedroom terraced home
- Two reception rooms
- Private rear garden
- Excellent location
- No upward chain
- Modern finish throughout







Approx Gross Internal Area
72 sq m / 772 sq ft



HADLEIGH
PROPERTY . PERSONAL

First Floor
Approx 28 sq m / 306 sq ft

Ground Floor
Approx 43 sq m / 465 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.