



Ladbroke, 37 Billesley Lane, Moseley,
Birmingham **B13 9QT**



37 Billesley Lane, Moseley, Birmingham **BI3 9QT**

A delightful 5 bedroom family home with driveway parking and beautiful rear garden.

This charming family home extends to 3039 sq ft (282 sq m) in total and offers well appointed and flexible accommodation. There are two sizeable reception rooms in addition to a substantial conservatory which enjoys views of the beautiful and mature rear garden. The spacious kitchen breakfast room offers a light a bright space ideal for everyday family living with range of fitted cupboards and breakfast bar. Adjacent to the kitchen is a useful separate utility room which in turn leads to the garages.



Guide price: £1,100,000

Tenure: Freehold

Local authority: Birmingham City Council

Council tax band: G









Upstairs

To the first floor there are 5 excellent bedrooms and a family bathroom with roll top bath and separate shower cubicle.

Services

Mains water, electricity, gas and drainage.

Agents Note

The property is located within St Agnes Moseley Conservation area
- https://www.birmingham.gov.uk/downloads/download/249/st_agnes_moseley_conservation_area





Gardens & Grounds

Ladbrook is approached via a block paved driveway providing ample parking for multiple vehicles and access to the two garages.

The beautiful rear garden enjoys a terrace area and a large expanse of lawn with mature and abundantly stocked borders. The total plot extends to approximately 0.32 acre.

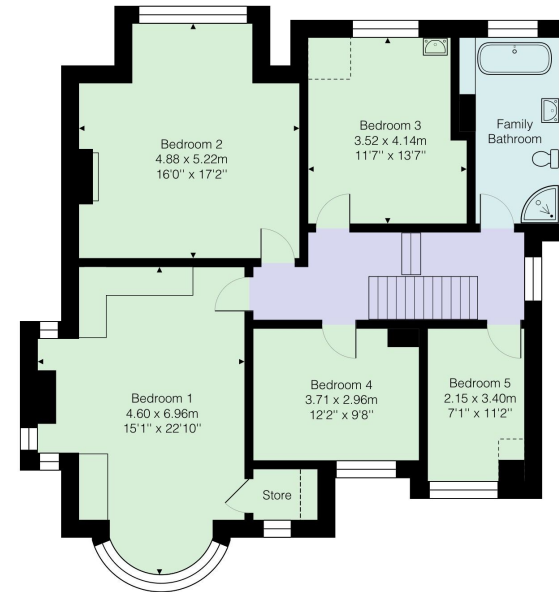
Billesley Lane is located approximately 1.5 miles from Moseley village centre; local amenities include a selection of restaurants and pubs, a variety of shops including M&S food and a local farmers market.



Ground Floor
Area: approx 174.5 m² ... 1878 ft²



First Floor
Area: approx 107.9 m² ... 1161 ft²



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Total Area: approx 282.3 m² ... 3039 ft²

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I would be delighted to tell you more

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All measurements are approximate and for display purposes only
Area figures are approximate only
Contact agent for more details



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated February 2025. Photographs and videos dated February 2025.

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