



1 WIZARDS WALK

OFF MOOR GREEN LANE, MOSELEY, BIRMINGHAM B13 8NG

Robert  Powell
RESIDENTIAL SALES & LETTINGS



1 WIZARDS WALK

£535,000

MOSELEY

A modern 4 bed link-detached house in a quiet gated development off Moor Green Lane with stunning outlook over open playing fields.

Situation

Wizards Walk is a gated development of just 4 link-detached houses situated off Moor Green Lane; a popular address in Moseley, located some 3 miles to the south of Birmingham City Centre. The property is approximately half a mile from the entrance to Cannon Hill Park making this an ideal location for young families. The property falls within the catchment area for the much sought-after King Edward VI Camp Hill Grammar School which is one of the country's leading non-fee paying schools. Shops, bars and restaurants can all be found in nearby Moseley Village which is around half a mile distant. Also within half a mile is the new Kings Heath railway station which is nearing completion and will provide direct access to Birmingham New Street Station, approximately 11 minutes down the line.

Description

Wizards Walk is an exclusive modern development, built in 2011 to an excellent design and specification. The accommodation extends to approx. 1,678 sq ft (156 sq m) set over three floors and with fine views to the front over the Queensbridge playing fields.

The reception hall is spacious and has useful under stairs storage, wooden flooring, and cloakroom WC.

The main sitting room is open-plan to the kitchen and has wooden flooring and a wide walk-in bay window to the front with open views, and feature fireplace with coal effect fire. The dining kitchen area is fitted with a range of panelled base and wall units with inset one and a half bowl sink, and integrated appliances including fridge freezer, dishwasher, electric oven and hob. Double glazed doors lead out to the rear garden.

There is a second reception room, presently used as a study/studio but suitable for a variety of uses including playroom, second sitting room, gym, or games room. There is a feature vaulted ceiling, double doors to the rear garden and bi-fold doors to the front driveway.

On the first floor are three bedrooms and a shower room. The front double bedroom has built-in wardrobe and double doors to a balcony with beautiful open views over the playing fields. The two rear bedrooms can both accommodate a double bed, with the larger of the two having a fitted double wardrobe. These three bedrooms are served by a well appointed shower room having large walk-in shower enclosure, wall hung WC, wash basin, and chrome ladder style towel radiator.

The second floor landing has access to a deep under eaves storage room and leads to an impressive double bedroom with vaulted ceiling, inset rooflights, two doors to extensive under eaves storage. The en-suite bathroom has bath with shower over, WC, wash basin, chrome ladder style towel radiator, inset rooflight.

Outside

To the front there is space to park two cars as well as some visitor parking. To the rear, the garden has a blue brick paved patio, established lawn, mature tree and hedge providing greenery and privacy.

General Information

Tenure: The property is understood to be freehold. The costs of maintaining the communal driveway and electric gates is shared equally between the four houses.

Council Tax: Band F

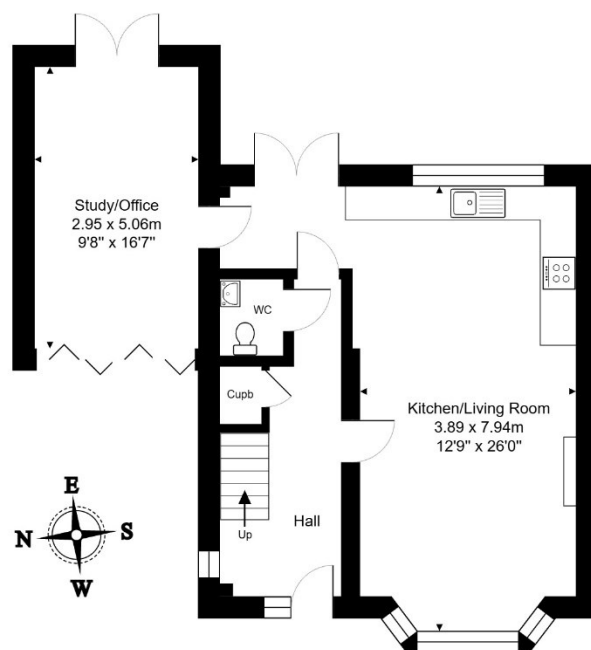
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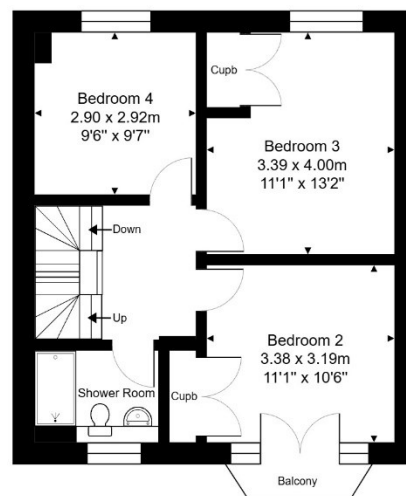
Ground Floor

Area: approx 63.3 m² ... 682 ft²



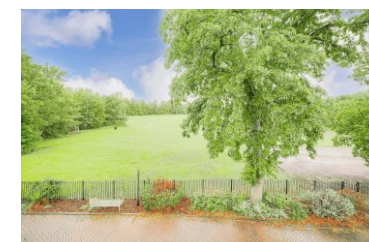
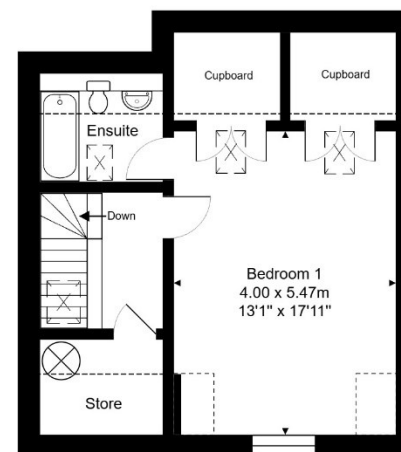
First Floor

Area: approx 47.9 m² ... 515 ft²



Second Floor

Area: approx 44.7 m² ... 481 ft²



1 Wizards Walk, Moseley, Birmingham.

Total Area: approx 155.9 m² ... 1678 ft²

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	76 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

7 Church Road, Edgbaston, B15 3SH

Tel: 0121 454 6930

Fax: 0121 454 3676

Email: sales@robertpowell.co.uk

www.robertpowell.co.uk

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