

# Wake Green Road, Moseley



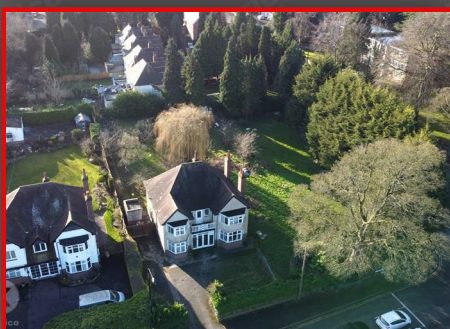
**Guide Price £1,100,000**

KLARICO Estate Agents are delighted to introduce this 5 bedroom detached property located within the heart of Birmingham Moseley. Huge Development Potential ! (stpp). Corner plot with land. Great opportunity!

The property itself is a 5 bedroom detached property with a spacious entrance hallway providing access into 3 separate reception rooms and a kitchen/diner. The first floor provides 5 bedrooms along with a spacious landing area which further provides access onto a balcony. The property is currently in need of modernising which also provides potential to be further extended (stpp)

This property occupies a corner plot on the junction of Wake Green Road/Yardley Wood Road. The land offers huge development potential (stpp). Prospective buyers are advised to see the land to establish the various development possibilities (stpp)

Within the local proximity can b found a number of good schools and nurseries along with easy access to public transport links. This property sits approx. 3 miles from Birmingham City Centre.



# Wake Green Road, Moseley

- Detached Property
- Land Available
- Several Development Possibilities (stpp)
- Off-Road Parking
- 3 Reception Rooms
- Corner Plot
- Development Potential (stpp)
- Prime Location
- 5 Bedrooms
- Balcony

## Hallway

Ceiling light, wood flooring, wall mounted radiator

## Reception Room

20'4" x 13'1" (6.20m x 4.00m)

Double glazed window to front, ceiling light, coving to ceiling, wall mounted radiator, fireplace

## Lounge

16'0" x 13'1" (4.90m x 4.00m)

Double glazed windows, carpet, ceiling light, wall mounted radiator, coving to ceiling, fireplace

## Kitchen

21'11" x 12'1" (6.70m x 3.70m)

Double glazed windows, worktop, storage cupboards, ceiling light, drainer sink with mixer tap, plumbing for white goods

## Dining Room

19'4" x 10'5" (5.90m x 3.20m)

Double glazed window to front, ceiling light, wood flooring, wall mounted radiator

## Bedroom 1

20'0" x 13'1" (6.10m x 4.00m)

Double glazed window, wall mounted radiator, ceiling light, carpet

## Bedroom 2

15'8" x 13'1" (4.80m x 4.00m)

Double glazed window, wall mounted radiator, ceiling light, carpet

## Bedroom 3

11'9" x 9'10" (3.60m x 3.00m)

Double glazed window, wall mounted radiator, ceiling light, carpet

## Bedroom 4

12'1" x 11'9" (3.70m x 3.60m)

Double glazed window, wall mounted radiator, ceiling light, carpet

## Bedroom 5

9'10".65'7" x 6'6".229'7" (3.20m x 2.70m)

Double glazed window, wall mounted radiator, ceiling light, carpet

## Bathroom

7'10" x 6'2" (2.40m x 1.90m)

Double glazed window, heated towel rail, pedestal sink with mixer tap, toilet, bath

## Balcony

## Rear Garden

Corner plot, laid, lawn, fence panel to boundaires

## Land Opportunity

Corner Plot. Huge potential with this one. Development potential for various possibilities subject to the necessary planning permission

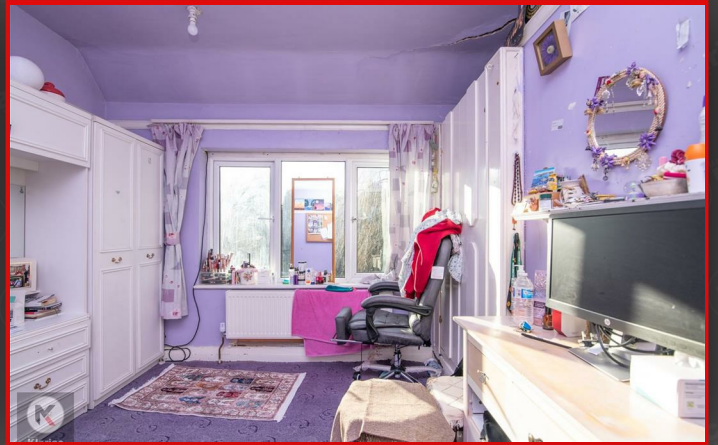
## Directions



Wake Green Road, Moseley

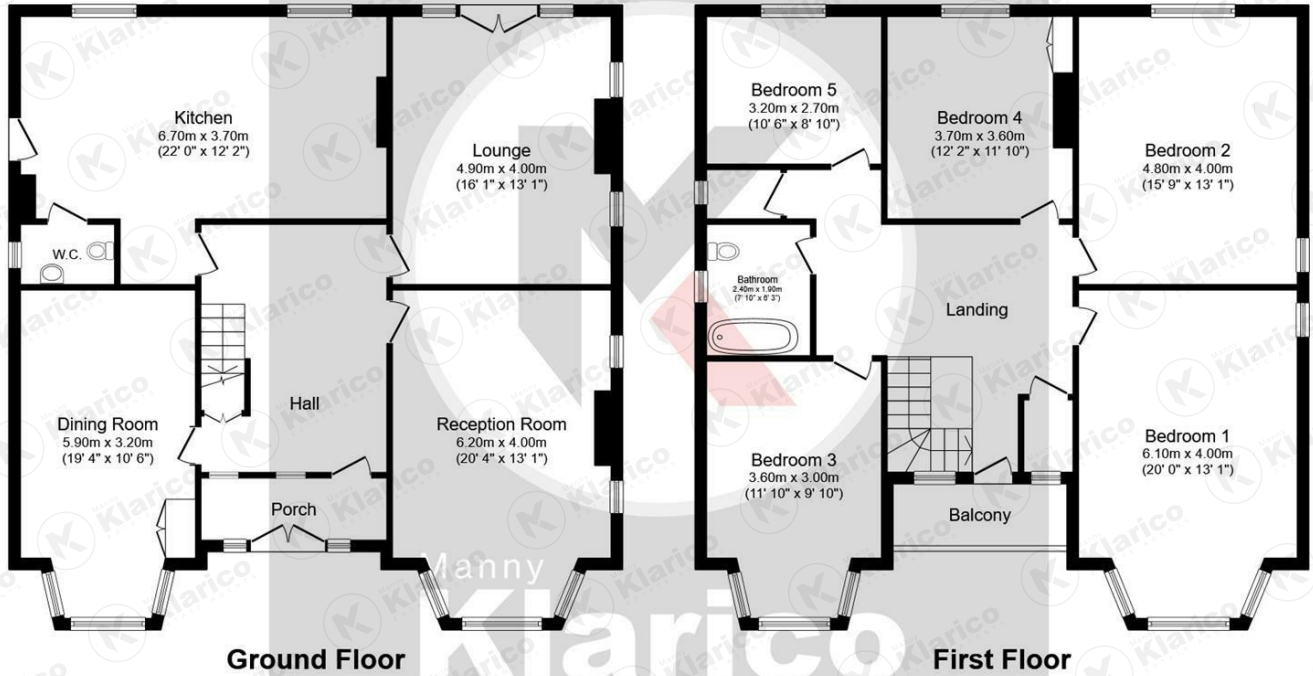


# Wake Green Road, Moseley



# Wake Green Road, Moseley





Total floor area 216.2 sq.m. (2,328 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.



Manny  
**Klarico**  
ESTATE AGENTS

176 Highfield Road  
Hall Green  
Birmingham  
West Midlands  
B28 0HT

0121 777 7211

[www.mannyklarico.co.uk](http://www.mannyklarico.co.uk)

