

Swanshurst Lane, Moseley



4 2 2 D

£425,000

Swanshurst Lane, Moseley

- Semi-Detached
- Loft Conversion
- uPVC Double Glazing
- Off-Street Parking
- 4 Bedrooms
- 2 Reception Rooms
- Gas Central Heating
- Potential to Extend (STPP)

Tenure: Freehold

Council Tax Band:

Klarico Estate Agents present this 4 bedrooms semi-detached property situated within a popular part of Moseley. This property benefits from having off-street parking for multiple vehicles along with a driveway and features a good size loft conversion. The rear of the property offers great potential for a further extension (STPP).

On the ground floor can be found 2 spacious living rooms along with a well maintained kitchen.

The first floor offers 3 good size bedrooms, a family bathroom and separate WC leading to the staircase to the second floor which offers the 4th bedroom and an en-suite.

Within the local proximity can be found good schools and nurseries including Swanshurst Girls School within walking distance and King Edwards Grammar school within a short drive distance.

The locality provides access to a number of convenience stores including The Co-Operative along with easy access to public transport by means of rail and bus and is within walking distance to Swanshurst Park.

This property sits just over 4 miles outside of Birmingham City Centre and the M42, providing easy access to major transport links.

BOOK YOUR VIEWING NOW!

Directions

Frontage

Semi-detached 4 bedrooms, off-street parking for multiple vehicles with a driveway, front to rear access

Porch

Double glazed front porch

Family Room

4.10m x 4.06m into alcoves (13'5" x 13'3" into alcoves)

Double glazed bay window to front, skirting, coving to ceiling, chimney breast with fireplace, carpet, ceiling and wall lights, wall mounted radiator

Living Room

4.31m x 3.31m (14'2" x 10'10")

Double glazed french doors to rear, skirting, coving to ceiling, ceiling light, wall mounted radiator, carpet

Kitchen

2.69m x 2.81m (8'10" x 9'3")

Double glazed window to rear, tiled flooring, storage units, integrated 4 ring gas cooker and double oven, worktops, drainer sink with mixer tap, ceiling light, wall mounted radiator, provision for white goods

Hall

Laminate flooring, banister staircase, carpet, wall mounted radiator, storage beneath staircase, ceiling light, skirting

Bedroom 1

4.22m x 3.48m (13'10" x 11'5")

Double glazed window to rear, wall mounted radiator, skirting, ceiling light, carpet

Bedroom 2

3.50m x 3.48m into alcoves (11'5" x 11'5" into alcoves)

Double glazed window to front, picture rail, ceiling light, chimney breast, skirting, carpet

Bedroom 3

2.58m x 2.82m (8'6" x 9'3")

Double glazed window to front, skirting, coving to ceiling, wall mounted radiator, laminate flooring, ceiling light

Bathroom

Privacy double glazed window to rear, laminate flooring, wall tiles, ceiling cladding, ceiling light, wash basin with mono taps, bathtub, corner shower cubicle with electric shower

Landing

Privacy double glazed window to side, carpet, banister, skirting, ceiling light, wall mounted radiator

Bedroom 4

3.27m x 3.89m (10'9" x 12'9")

Loft Conversion, double glazed window to front and rear, carpet, ceiling light, skirting, wall mounted radiator, built in storage cupboards

En-suite

2.06m x 1.97m (6'9" x 6'6")

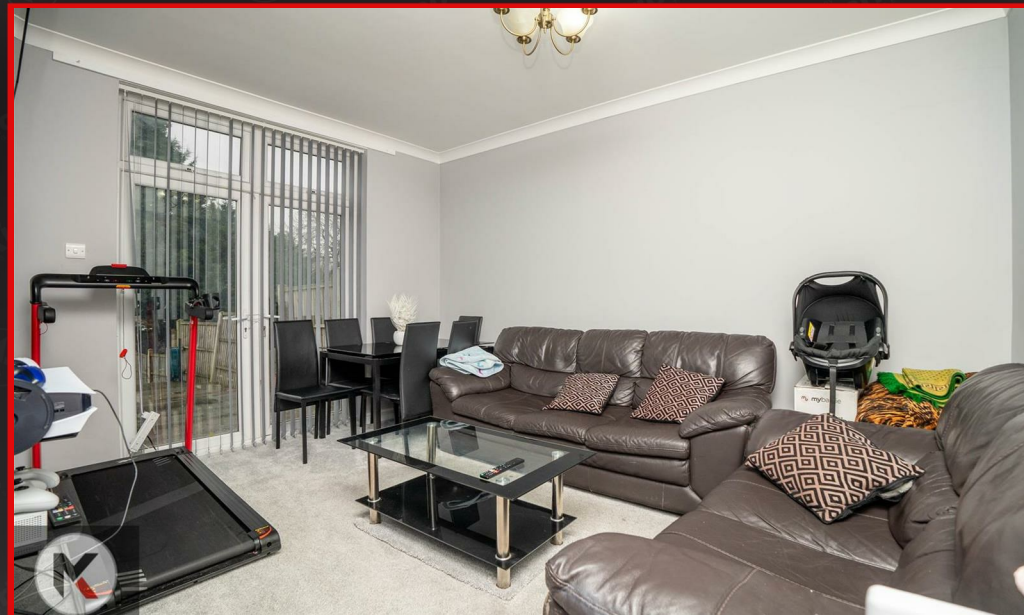
Part wall and floor tiling, toilet, wash basin with mono taps, corner shower cubicle with electric shower unit, wall mounted radiator ceiling light, extractor fan

Rear Garden

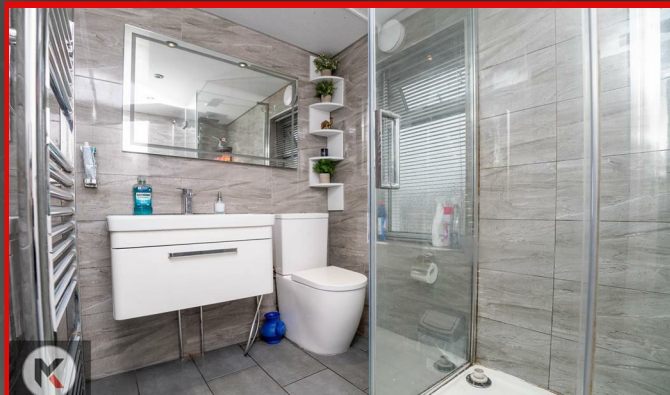
Huge rear garden with an outdoor storage room and WC, laid lawn, fence panels to boundaries, summer house to rear, decking, patio



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3D floor plan of a 2-bedroom apartment. The layout includes a large Family Room, a Living Room, a Kitchen with a breakfast bar, a Hall, two Bedrooms, a Bath, a WC, and a Storage area. A Porch is located at the entrance. The plan is shown in a perspective view with furniture and fixtures.

3D floor plan of a 3-bedroom house. The layout includes a central landing with stairs leading up and down. To the left of the landing is a bathroom and a WC. To the right are three bedrooms: Bedroom 1 at the top, Bedroom 2 in the middle, and Bedroom 3 at the bottom. The plan shows furniture like beds, wardrobes, and a bathtub.

A 3D perspective rendering of Bedroom 4 and its en-suite bathroom. The bedroom features a large bed with a pink and white striped headboard and matching pillows. A large window with a white frame is on the right wall. The en-suite bathroom includes a white toilet, a white sink, and a white bathtub. A small storage area is located near the entrance to the bedroom. The room is carpeted in a light beige color.

This plan is not to scale and is given merely as a guide to show the approximate location of one room to another. This is only used for illustration purposes and should be as such by any other party thus no responsibility is taken for any error, omission or misstatement. Any appliances, fixtures, systems etc have not been tested and therefore no guarantee can be provided.

Energy Efficiency Rating		Current	Potential
<p><i>Very energy efficient - lower running costs</i></p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p><i>Not energy efficient - higher running costs</i></p>			78
<p>England & Wales</p> <p>EU Directive 2002/91/EC</p> 			

Environmental Impact (CO ₂) Rating		Current	Potential
<p><i>Very environmentally friendly - lower CO2 emissions</i></p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p><i>Not environmentally friendly - higher CO2 emissions</i></p>			72
<p>England & Wales</p> <p>EU Directive 2002/91/EC</p> 			

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