



## 35 Greenstead Road

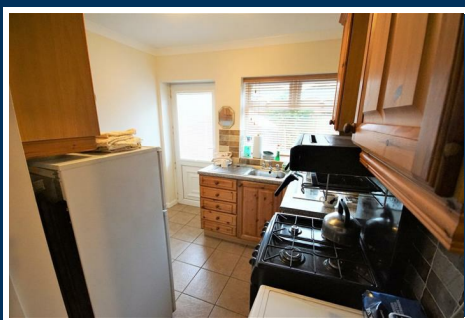
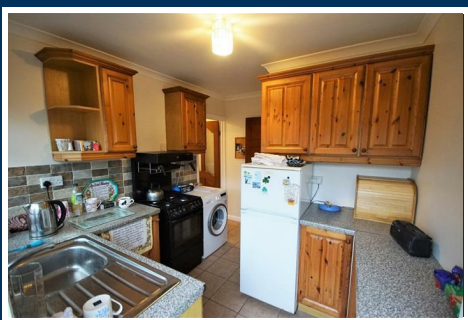
Moseley, Birmingham, B13 9NG

Offers Over £230,000





Lovely three bedroom home, located in this popular location on the outskirts of Moseley which offers excellent access to the nearby amenities offered by Moseley, Kings Heath and the Stratford Road which in turn also offers good access into the City Centre. The accommodation offered briefly comprises; front driveway, hallway, good size living room, fitted kitchen, downstairs bathroom and access to a mature rear garden from the kitchen. To the first floor there are three bedrooms. The property benefits from double glazing (where stated) and central heating and offered with no upward chain. To arrange your viewing of this lovely home please call our Moseley branch. Energy Efficiency Rating C.



### Approach

The property is approached via a gate leading to front fore garden with paved driveway providing off street parking for one vehicle, gate providing access to the rear garden, lawn turfed area, mature trees to side and steps giving rise to the wooden front entrance door opening into:

### Hallway

With tiling to flooring, central heating radiator, wall mounted 'Vaillant' combination boiler, ceiling light point, stairs giving rise to the first floor landing and doors opening into:

### Living Room

15'3" x 10'6" (4.65 x 3.22)

With central heating radiator, cornice to ceiling, dual aspect double glazed windows to the side and front aspects, dado rail and ceiling light point with decorative ceiling rose.

### Kitchen

10'9" x 8'9" (max) (3.28 x 2.67 (max))

With wooden wall and base units with marble effect work surfaces incorporating stainless steel sink and drainer with mixer tap over, breakfast area, space for fridge freezer, cooker and washing machine, tiled flooring, tiling to splash backs, double glazed window overlooking the rear garden with an accompanying rear door and further door opening into:

### Inner Lobby

With continued tiling to flooring, door opening into airing cupboard providing useful storage, further door opening into under stairs storage, ceiling light point and further wooden door opening into:

### Downstairs Bathroom

7'7" x 5'10" (2.33 x 1.80)

With continued tiling to flooring, central heating radiator, tiling to splash backs and surround, double glazed window overlooking the rear garden, ceiling light point and cornice to ceiling. Being fitted with a three piece bathroom suite comprising low flush WC, bath with two taps over and 'Mira' shower attachment above and sink on pedestal with two taps over.

### First Floor Accommodation

From hallway stairs gives rise to the first floor landing with ceiling light point, loft access point (not inspected) and doors opening into:

### Bedroom One

15'1" x 10'5" (4.62 x 3.19)

With two dual aspect double glazed windows to the side and front aspects, ceiling light point, cornice to ceiling and central heating radiator.

### Bedroom Two

8'0" x 13'11" (2.45 x 4.25)

With central heating radiator, ceiling light point, cornice to ceiling and two dual aspect double glazed windows to the side and rear aspects.

### Bedroom Three

6'11" x 7'9" (2.11 x 2.37)

With double glazed window to the rear aspect, ceiling light point and cornice to ceiling.

### Rear Garden

With paved patio area with lawn turfed area and fencing surround.

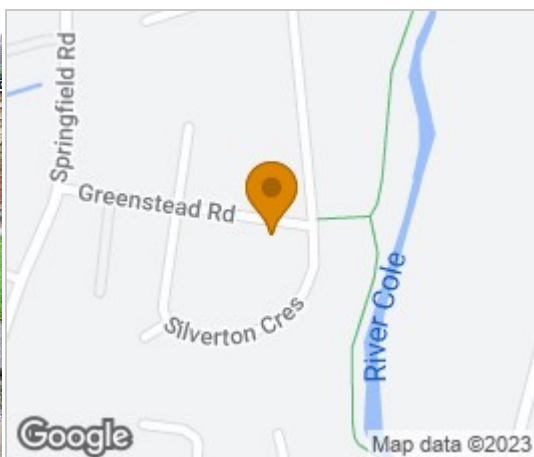


## Council Tax Band

According to the Direct Gov website the Council Tax Band for 35 Greenstead Road, Moseley, Birmingham, B13 9NG is band A and the annual Council Tax amount is approximately £1,165.46 subject to confirmation from your legal representative.

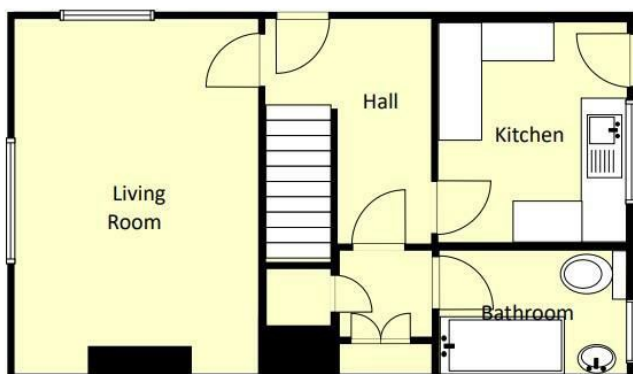
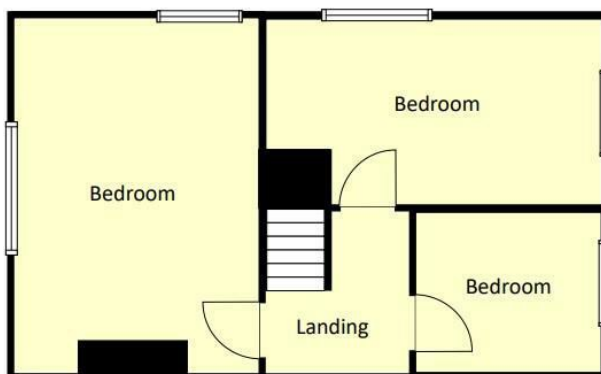






## Floor Plan

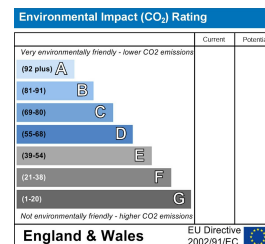
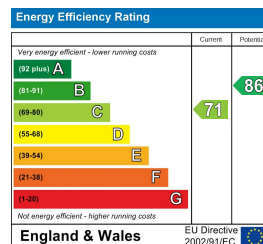
Greenstead Road  
For Illustrative purposes only, NOT to scale.



## Viewing

Please contact our Moseley Office on 0121 442 4040 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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