



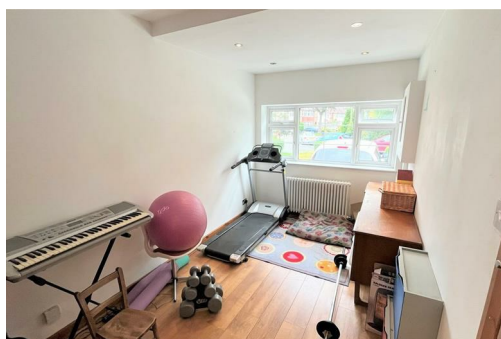
59 Elmfield Crescent

Moseley, Birmingham, B13 9TL

Offers Over £575,000



Lovely semi-detached four bedroom family home in this desirable quiet location in Moseley on Elmfield Crescent with excellent access to all the nearby points of interest including: Moseley Village with all of its well renowned amenities including shops, restaurants, bars and independent shops and transport links not too far away into the City Centre and the surrounding areas plus both of the upcoming Moseley and Kings Heath train stations. Moseley Park and Pool, Cannon Hill park, Highbury park, Edgbaston cricket ground, MAC Theatre and QE Hospital in close proximity. The property is also located in the catchment area for some outstanding schools including Moseley C of E. This amazing home has central heating and double glazing (where stated) and the following well planned accommodation comprises; front driveway, entrance hallway, cloakroom, three reception rooms, downstairs WC, kitchen diner, utility and access to a well maintained rear garden. To the first floor there are four bedrooms with the master bedroom benefitting from an en-suite shower room and a further family bathroom. Energy Efficiency Rating D. To arrange your viewing to fully appreciate the accommodation on offer, please call our Moseley office.



Approach

This semi-detached home has a tarmac driveway and a lawn-turfed area in the frontage leading to wooden entrance door opening into;

Hallway

With exposed wooden floorboards, central heating radiator, ceiling light point, stairs leading to the first floor with under stairs storage and doors opening into;

Cloakroom

2'8" x 3'6" (0.82 x 1.07)

With wooden floorboard and single glazed window to the front aspect.

Reception Room One

11'7" x 14'11" (3.55 x 4.56)

With coving to ceiling, ceiling light point, exposed wooden floorboards, central heating radiator, traditional log burner and double glazed window to the rear aspect with accompanying patio doors leading out onto the rear garden.

Reception Room Two

14'7" x 10'7" (4.47 x 3.23)

Double glazed window facing the front aspect, exposed wooden floorboards, ceiling light point and a centrally heated radiator.

Reception Room Three

7'8" x 13'9" (2.36 x 4.20)

With double glazed window to front aspect, ceiling spotlights, centrally heated radiator and wood effect flooring.

Kitchen Diner

14'5" x 8'8" (4.40 x 2.66)

With lino to flooring, wall and base units with work surfaces, stainless steel sink and drainer with a mixed tap over, 'Smeg' gas hob with 'Whirlpool' extractor above, 'Neff' cooker and oven, 'Neff' dishwasher, ceiling spotlights, 'Ferrolli' wall mounted combination boiler and double glazed patio doors leading out onto the rear garden and a further door opening into;

Utility

With lino to flooring, ceiling light points, a ceiling-mounted extractor fan, space for washing machine, Belfast sink with mixer tap over and work surface and double glazed patio door leading out to the rear garden.

Downstairs WC

3'1" x 5'9" with restricted head height (0.94 x 1.76 with restricted head height)

With low flush WC, a wall-mounted sink with a mixed tap over and splashback, lino to flooring and space for storage.

First Floor Landing

Via stairs that give access to the first-floor landing. The landing has a ceiling light point, loft access point, central heated radiator, and doors opening into;

Bedroom One

15'0" x 11'8" (4.58 x 3.57)

With exposed wooden floorboards, ceiling spotlights, central heated radiator, double glazed window to the rear aspect and further door opening into;

En-Suite Shower Room

6'2" x 5'10" (1.88 x 1.78)

With a three-piece white bathroom suite with a low flush WC, corner shower cubicle with a shower attachment above, sink on a pedestal with a mixed tap over, central heated radiator, lino flooring, ceiling light point and a double glazed window to the rear aspect.

Bedroom Two

12'5" x 10'6" (3.80 x 3.22)

With exposed wooden floorboards, central heated radiator, ceiling light point and a double glazed window to the front aspect.

Bedroom Three

14'7" x 7'7" (4.47 x 2.32)

With central heated radiator, wood effect laminate flooring, ceiling spotlights a double glazed window to the front aspect.

Bedroom Four

7'1" x 9'0" (2.16 x 2.76)

With wooden effect flooring, ceiling light point, central heated radiator and a double glazed window to the front aspects.

Bathroom

5'7" x 7'11" (1.71 x 2.43)

With a three-piece white bathroom suite with a low flush WC, a sink on a pedestal with a mixed tap over, panelled bath with a mixed tap over and shower attachments with rainfall shower above. tiling surround, ceiling light point, ceiling extractor fan, lino to flooring, wall mounted heated radiator and a double glazed window to the rear aspect.

Loft

With pull down steps and being boarded providing a useful storage space.

Garden

With a patio area and pathway to give front to rear side access. Lawned turfed area with decorative shrubs and trees to the border and fencing surround.

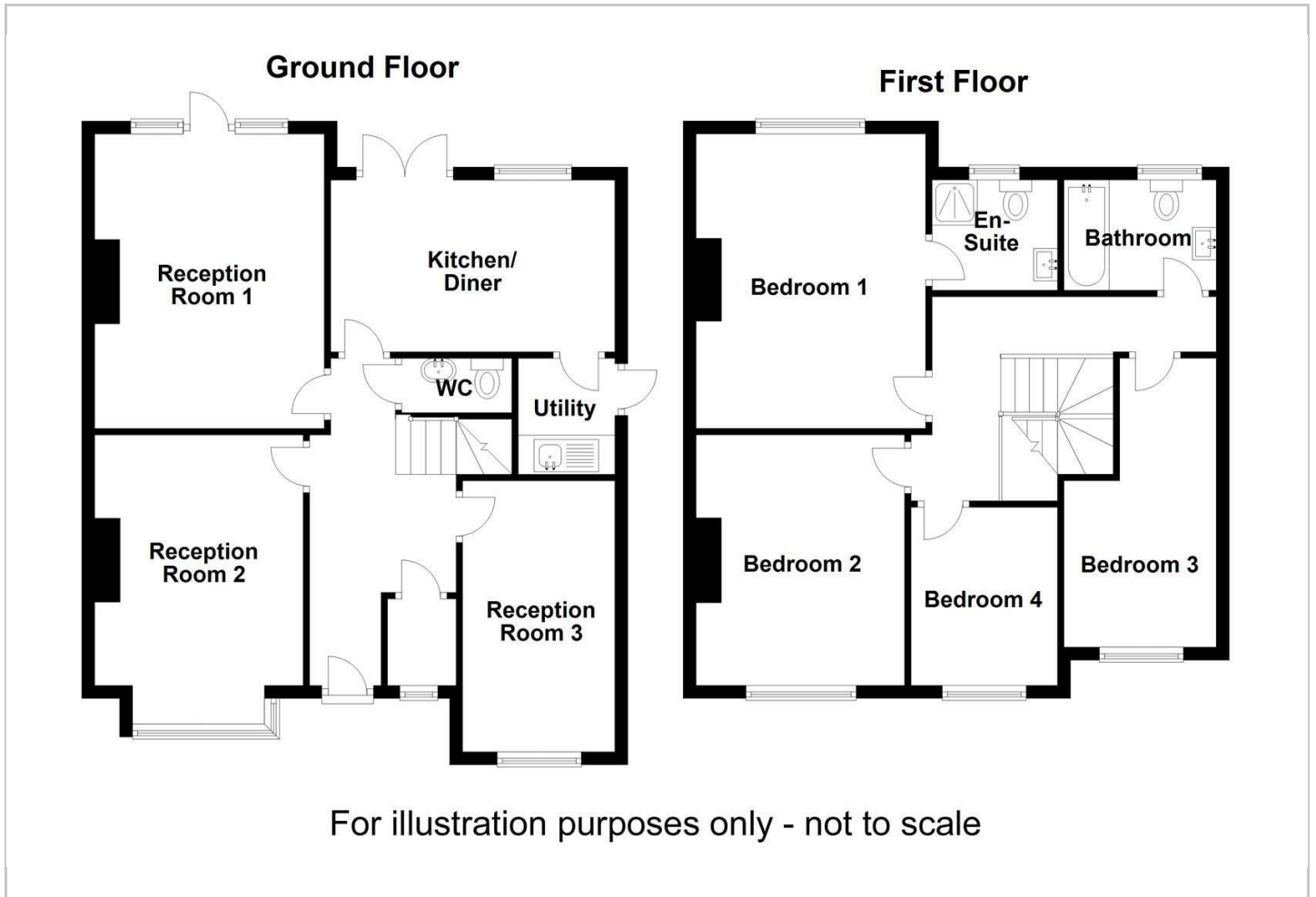
Council Tax Band

According to the Direct Gov website the Council Tax Band for 59, Elmfield Crescent Moseley, Birmingham, B13 9TL is band D and the annual Council Tax amount is approximately £1,905.73 subject to confirmation from your legal representative.





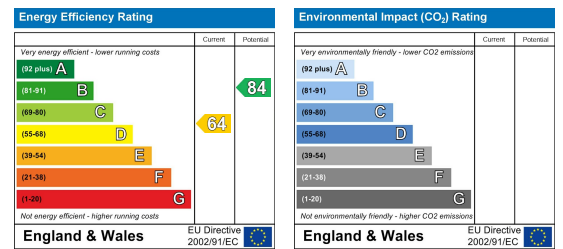
Floor Plan



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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1. Additional Services / Referral Fees

1.1 By law, the Agent must tell you if it or any connected person intends to earn any commission from offering you other services. If the Agent or any connected person earns money from any of these services, the Agent or connected person would keep the commission. The following services may be offered by the Agent or connected persons: lettings, financial services, surveying services and conveyancing.