



10 Pool Meadow Close

Moseley, Birmingham, B13 9YP

Offers Over £575,000



This modern, detached family home lies in a quiet cul-de-sac off Wake Green Road. This is a much sought after location within easy distance of Moseley Village and Kings Heath centre with all their excellent facilities including independent shops, restaurants and bars. Transport links are good with buses and trains into Birmingham and surrounding areas. Stations opening in Moseley and Kings Heath will further facilitate transport options. There are several green spaces nearby including Moseley Bog, Sarehole Mill, Tolkien's Trail and the Dingles. Parks include Cannon Hill, Swanshurst and Moseley. MAC has a cinema, theatre and activities for all ages. The QE and dental hospitals and universities are easily reached as is Edgbaston cricket ground. The property is in the catchment area for St Bernard's RC school and Moseley School and Sixth Form College as well as a number of private schools. The accommodation on offer comprises; a driveway providing off road parking for multiple vehicles, entrance hallway, two reception rooms, downstairs WC, integral double garage, kitchen, utility, conservatory and access to a landscaped peaceful rear garden. To the first floor there are four bedrooms with the main benefiting from an en-suite bathroom room and there is a modernised family bathroom. Energy Efficiency Rating B. The property also benefits from double glazing and central heating. To arrange your viewing of this fantastic home please call our Moseley sales team.



Approach

The property is approached via a paved driveway for multiple cars leading to garage and then pathway passing lawn area with decorative shrub to borders and leading to single glazed wooden entrance door opening into:

Hallway

With wooden laminate to flooring, central heating radiator, coving to ceiling, stairs giving rise to the first floor accommodation, ceiling spotlight, wall mounted light point and doors opening into:

Reception Room One

11'5" x 14'4" into bay (3.50 x 4.39 into bay)

With double glazed bay window with leaded insets to the front aspect, central heating radiator, coving to ceiling, ceiling light point with decorative ceiling rose, further ceiling light point and door opening into:

Reception Room Two

18'0" max x 11'5" min x 15'8" max x 10'7" (5.51 max x 3.50 min x 4.78 max x 3.25)

With two central heating radiators, coving to ceiling, ceiling spotlight ceiling light point, wall mounted light point, double glazed patio leading into the conservatory and further patio door giving access to the rear garden.

Downstairs WC

4'2" x 4'7" (1.28 x 1.42)

With low flush WC, sink on pedestal with mixer tap over, tiled splash backs, tiled flooring, central heating radiator, wall mounted extractor fan, coving to ceiling and ceiling light point.

Double Garage

16'6" x 16'2" (5.03 x 4.95)

With ceiling strip light, metal up and over door and plenty of useful storage.

Kitchen

16'2" x 9'1" (4.93 x 2.78)

With tiled flooring, cream wall and base units, marble effect work surfaces, stainless steel sink and drainer with mixer tap over, double glazed window to the rear aspect, two ceiling light points, ceiling spotlights, space for fridge freezer, integrated 'Whirlpool' cooker, White-Westinghouse hob and extractor, tiled splash backs, built-in fridge and door opening into:

Utility Area

4'8" x 7'10" (1.43 x 2.40)

With ceiling light point, double glazed opaque window to the side aspect, continued tiling to flooring, space for washing machine and dishwasher an wall and base units with marble work surface over.

Conservatory

9'1" x 16'1" (2.77 x 4.91)

With continued tiling to flooring, double glazed windows surround, ceiling light point, wall mounted light point, central heating radiator and double glazed doors to the rear garden.

First Floor Accommodation

From hallway stairs gives rise to the first floor landing with loft access point (not inspected), ceiling light point, coving to ceiling, door opening into airing cupboard housing water tank and doors opening into:

Bedroom One

11'6" x 14'4" (3.51 x 4.37)

With double glazed window overlooking the front aspect, ceiling light point, wall mounted light point, built-in wardrobes, central heating radiator and door opening into:

En-Suite

5'5" x 6'1" (1.66 x 1.87)

With tiling to flooring, tiling to splash backs, bath with mixer tap over, 'Aquatronic' shower over, wall mounted towel rail, sink on pedestal with mixer tap over, low flush WC, door opening to eaves storage providing useful storage, opaque double glazed window to the front aspect and ceiling spotlights,.

Bedroom Two

14'8" x 10'8" (4.48 x 3.27)

With double glazed window to the front aspect, central heating radiator and ceiling light point.

Bedroom Three

8'4" x 12'7" (2.56 x 3.85)

With double glazed window to the rear aspect, central heating radiator, coving and two ceiling light points.

Bedroom Four

7'7" x 8'9" (2.33 x 2.68)

With double glazed window to the rear aspect, coving to ceiling, ceiling light point and central heating radiator.

Bathroom

5'8" x 8'10" (1.74 x 2.70)

With ceiling spotlights, tiled flooring, tiling to splash backs, four piece white bathroom suite comprising low flush WC, sink in vanity unit with mixer tap over, walk-in shower cubicle, double glazed window overlooking the rear aspect and wall mounted towel rail.

Rear Garden

With a paved patio area leading to decorative borders with shrubs and steps leading down to rear patio area with mature trees surround.

Council Tax Band

According to the Direct Gov website the Council Tax Band for 10, Pool Meadow Close Moseley, Birmingham, B13 9YP is band F and the annual Council Tax amount is approximately £2,752.71 subject to confirmation from your legal representative.





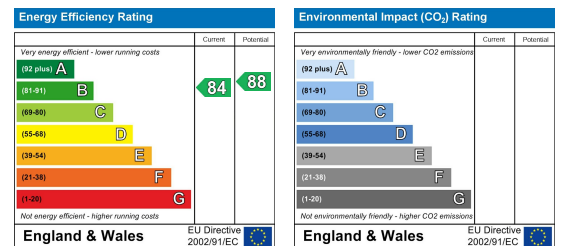
Floor Plan



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.