



## 30 Heather Dale

Moseley, Birmingham, B13 8NN

Offers Over - £299,000





Lovely three bedroom mid-terrace family home in this prime Moseley location off Holders Lane, offering great access to Holders Woods and Cannon Hill Park which offers lovely walks and also nearby Moseley Village with all of its associated amenities including cafes, bars, restaurants and shopping facilities, Moseley Park and Pool, Highbury Park, Kings Heath Park and being close to local transport links into the City Centre and upcoming Train Stations. The superb accommodation on offer briefly comprises; front fore driveway, porch, hallway, reception room, living/dining room, kitchen, ground floor shower room and rear garden. To the first floor there are three bedrooms and bathroom. The property also benefits from double glazing and central heating and no upward chain. Energy Efficiency Rating D. Please contact our Moseley office to arrange your viewing for this lovely home on offer.



#### Approach

With a paved driveway leading to a UPVC front entrance door with an accompanying window opening into:

#### Porch

With tiling to floor, ceiling light point, door opening into storage cupboard housing meters and further door opening into:

#### Hallway

With wooden laminate effect floor covering, two ceiling light points, stairs giving rise to the first floor landing, central heating radiator, stair into under stairs storage space providing useful storage and doors opening into:

#### Reception Room One

11'4" x 12'10" (3.46 x 3.93)

With two ceiling light points, central heating radiator, wooden laminate wood effect floor covering and double glazed window to the front aspect.

#### Shower Room

6'5" x 7'9" (1.97 x 2.38)

With tiled flooring, tiled surround, central heating radiator, three piece white bathroom suite comprising low flush WC, sink in vanity unit with mixer tap over, shower cubicle with shower attachment above, ceiling light point and central heating radiator.

#### Open Plan Living Kitchen and Diner

19'9" x 9'5" (6.04 x 2.89)

With continued laminate wood effect floor covering, double glazed patio doors giving access to the rear garden, ceiling light point, ceiling spotlights, central heating radiator, Velux window and open walkway into kitchen.

#### Kitchen

7'0" x 12'11" (2.14 x 3.95)

With a selection of wall and base units with work surfaces over built-in fridge and freezer, cooker, gas hob and extractor, built-in microwave, space for washing machine, sink and drainer with mixer tap over, double glazed window to the side and rear aspects, two Velux windows, two ceiling light point and tiled splash backs.

#### First Floor Accommodation

With ceiling light point, loft access point not inspected, door opening into storage cupboard providing useful, door opening into over over stairs storage cupboard and further doors opening into:

#### Bedroom One

14'7" x 8'9" (4.47 x 2.69)

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

#### Bedroom Two

8'9" x 8'7" (2.68 x 2.64)

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

### Bedroom Three

8'7" x (2.64 x)

With ceiling light point, central heating radiator, double glazed window to the front aspect and door opening into storage cupboard providing useful storage.

### Bathroom

5'5" x 8'8" (1.67 x 2.65)

With a four piece bathroom suite comprising central heating towel rail, low flush WC, sink in vanity unit with mixer tap over, walk-in shower cubicle with rainfall shower attachment above, panel bath with mixer tap over and shower attachment, tiling to flooring, tiled surround and two double glazed window to the front aspect.

### Rear Garden

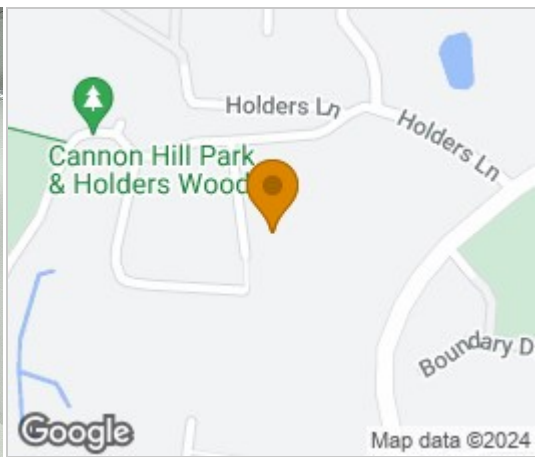
With a paved patio area with steps leading to lawned turfed area with decked area and fencing surround.

### Council Tax Band

According to the Direct Gov website the Council Tax Band for 30 Heather Dale, Moseley, Birmingham, B13 8NN is band C and the annual Council Tax amount is approximately £1,693.98 subject to confirmation from your legal representative.







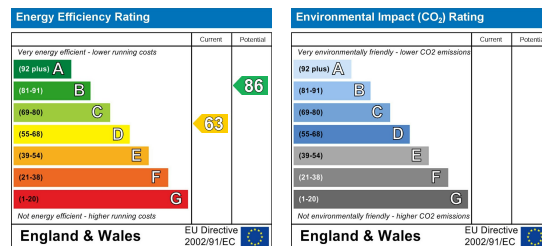
## Floor Plan



## 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.