



## 81a Moorcroft Road

Moseley, Birmingham, B13 8LS

Offers Over £775,000



**\*\* BEAUTIFULLY PRESENTED AND MODERNISED BUNGALOW IN THIS QUIET MOSELEY LOCATION! \*\*** We are delighted to offer to the market this immaculately presented three/four bedroom bungalow located on Moorcroft Road in Moseley which offers excellent access to 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. Being modernised throughout to a high standard the property offers the following well planned accommodation; driveway for multiple vehicles, fore garden, entrance hallway, living/dining and kitchen with access to a landscaped rear garden, utility room, living room that could be utilised as a fourth bedroom, three bedrooms with two bedrooms benefitting from en-suite shower rooms, family bathroom and garage. Energy Efficiency Rating: C. The property further benefits from central heating and double glazing. To arrange your viewing to fully appreciate the accommodation on offer please contact our Moseley office.



### Approach

The property is approached via a front driveway with decorative frontage with shrubs and pathway leading to side garage access and a double glazed UPVC door opening into:

### Hallway

With central heating radiator, loft access point, ceiling light point, coving to ceiling, ceiling light points and doors opening into:

### Kitchen/Diner

study area 11'9" x 9'3" kitchen area 19'1" x 19'4" (study area 3.60 x 2.84 kitchen area 5.82 x 5.90)

With a study area with coving to ceiling, central heating radiator, ceiling light point, tiling to flooring and open walkway into kitchen/diner. With continued tiling to flooring, central heating radiator, window skylight, double glazed doors and double glazed windows to the rear aspect, ceiling spotlights, breakfast island, wall and base units with work surfaces over, integral 'Kenwood' gas hob, cooker and extractor over, built-in 'Caple' dishwasher, 'Caple' microwave and oven and built-in fridge and freezer.

### Utility Area

7'3" x 14'2" (2.21 x 4.33)

With base units with work surface with stainless steel sink and drainer with mixer tap over, double glazed window to the side aspect, space for washing machine, ceiling spotlights, wall mounted extractor fan, continued tiling to flooring and central heating radiator.

### Living Room/Potential Bedroom

13'1", 265'8" x 15'0" (4.81 x 4.58)

With coving to ceiling, ceiling light point, central heating radiator, double glazed window to the front aspect and electric feature fireplace with surround.

### Bedroom One

total 22'7" bedroom area 12'11" x 12'3" dressing a (total 6.90 bedroom area 3.94 x 3.75 dressing area )

With central heating radiator, ceiling light point and open walkway into the dressing area with central heating radiator, double glazed window to the rear aspect, ceiling light point and built-in wardrobes and further door opening into:

### En-Suite Shower Room

8'1" x 8'6" (2.48 x 2.60)

With tiled flooring, tiling surround, walk-in shower cubicle with rainfall shower over, low flush WC, sink on pedestal with two taps over, central heated towel rail, ceiling spotlights, wall mounted extractor fan and double glazed window to the rear aspect.

### Bedroom Two

20'2" max x 11'11" max (6.15 max x 3.64 max)

With double glazed window to the side aspect, two ceiling light point, built-in wardrobe, central heating radiator and door opening into:

### En-Suite Shower Room

10'3" x 7'3" (3.14 x 2.23)

With tiled flooring, three piece white bathroom suite comprising low flush WC, sink on pedestal with two

taps over, walk-in shower cubicle with rainfall shower over, double glazed opaque window overlooking the front aspect, ceiling spotlights, wall mounted extractor and wall mounted central heating.

#### Bedroom Three

13'3" x 9'0" (4.05 x 2.76)

With central heating radiator, double glazed window to the front aspect, built-in wardrobes providing useful storage and ceiling light point.

#### Bathroom

7'7" x 7'10" (2.32 x 2.40)

With a three piece white bathroom suite with low flush WC, sink on pedestal with two taps over, panel bath with mixer tap over and shower attachment above, opaque double glazed window to the side aspect, wall mounted extractor fan, ceiling spotlights, tiled surround, tiling to flooring and central heated towel rail.

#### Garage

7'8" x 18'5" (2.36 x 5.63)

UPVC double glazed opaque door opens into garage with access via a metal door to front, ceiling light point, loft access point not inspected, wall mounted Ideal combination boiler and water tank.

#### Rear Garden

With a paved patio area leading to brick built landscaped garden with decorative shrubs and trees and fencing surround.

#### Council Tax Band

According to the Direct Gov website the Council Tax Band for 81a, Moorcroft Road Moseley, Birmingham, B13 8LS is band F and the annual Council Tax amount is approximately £3,009.87 Subject to confirmation from your legal representative.



