



## 8 Berkley Crescent

Moseley, Birmingham, B13 9YD

Guide Price £450,000



Lovely modern detached family home located on Berkley Crescent, 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. Close to Moseley Bog, Sarehole Mill, Tolkien's Trail and the Dingles. Parks include Cannon Hill, Swanshurst and Moseley. 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 which has recently been decorated and new carpets, comprises; a driveway providing off road parking, porch, hallway, living room with patio doors leading to a lovely rear garden, kitchen/diner, integral garage, and downstairs shower room and WC. To the first floor there are four bedrooms and a family bathroom. Energy Efficiency Rating D. The property also benefits from double glazing and central heating and no upward chain. To arrange your viewing of this fantastic home please call our Moseley sales team.



Living Room



Kitchen



Bedroom One

#### Approach

The property is approached via a paved driveway, lawn frontage leading to door opening into:

#### Porch

With a further door opening into:

#### Hallway

With ceiling light point, central heating radiator, stairs giving rise to the first floor accommodation, door opening into under stairs storage cupboard providing useful storage and further doors opening into:

#### Living Room

19'2" x 14'1" (5.85 x 4.30)

With coving to ceiling, central heated radiator, wall mounted light points, double glazed window to rear and further patio door leading to rear garden.

#### Kitchen/Diner

5'1" x 8'9" (1.56 x 2.67)

With central heating radiator, ceiling spotlights, double glazed window to the front aspect, double glazed patio doors to the side aspect, wall and base units with marble effect work surfaces incorporating one and a half bowl sink and drainer with mixer tap over, 'Baumatic' gas hob and cooker with extractor over, tiled surround, wooden flooring, laminate to flooring, central heating radiator, ceiling spotlights and door opening into garage.

#### Garage/Utility

7'7" x 19'6" (2.32 x 5.96)

With metal up and over door, two ceiling strip lights, wall and base units, space for washing machine, stainless steel sink and drainer with mixer tap over, double glazed window to the rear aspect, opaque double glazed door to the rear aspect and wall mounted combination boiler.

#### Downstairs Shower Room

3'10" x 5'2" (1.18 x 1.59)

With walk-in shower cubicle with rainfall shower over, sink on vanity unit with mixer tap over, tiling to flooring, tiling surround, double glazed opaque window to the side aspect and ceiling light point.

#### Ground Floor WC

3'11" x 4'10" (1.20 x 1.48)

With double glazed opaque window to the front aspect, ceiling light point, central heated towel rail, tiling to flooring and low flush WC.

#### First Floor Accommodation

Stairs gives rise to the first floor landing with double glazed window to the side aspect, ceiling light point, loft access point and door opening into:

#### Bedroom One

9'5" x 13'11" max (2.88 x 4.26 max)

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

### Bedroom Two

9'4" x 14'0" (2.85 x 4.28)

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

### Bedroom Three

9'10" x 10'7" (3 x 3.24)

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

### Bedroom Four

8'11" x 10'7" (2.72 x 3.23)

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

### Bathroom

5'5" x 6'7" (1.67 x 2.01)

With tiled flooring, door opening into vanity unit providing useful storage, low flush WC, sink on pedestal with mixer tap over, panel bath with mixer tap over and 'Triton' shower attachment above, tiling surround, wall mounted extractor fan, ceiling

light point, central heated towel rail and double glazed opaque window to the side aspect.

### Rear Garden

With a paved patio area leading to lawn turfed area with pathway leading to the rear garden, decorative shrubs and fencing surround with separate side access.

### Council Tax Band

According to the Direct Gov website the Council Tax Band for 8 Berkley Crescent Moseley, Birmingham, B13 9YD is band E and the annual Council Tax amount is approximately £2,546.82 subject to confirmation from your legal representative.



Bedroom Four



Bedroom Two



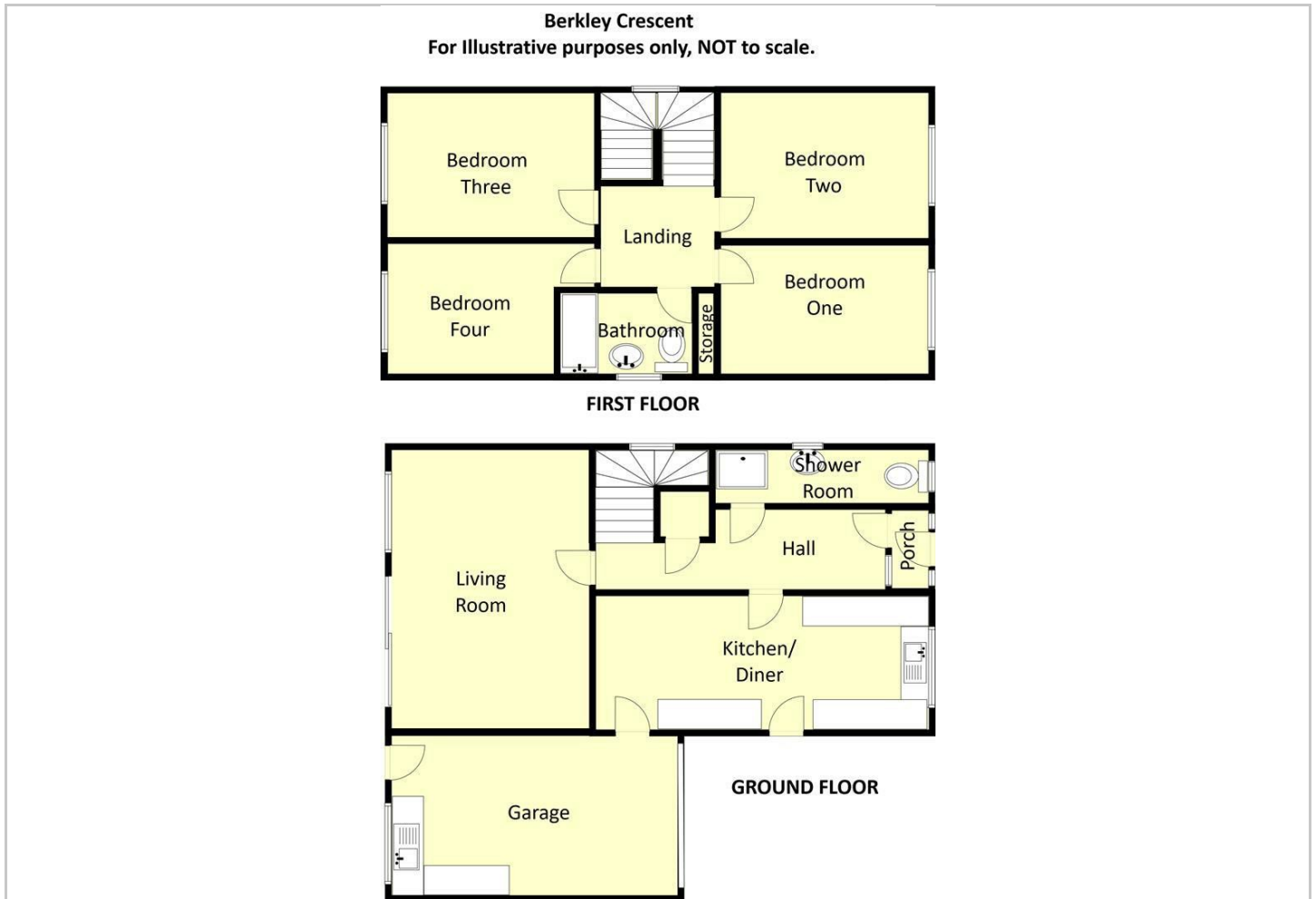
Bathroom



Shower Room



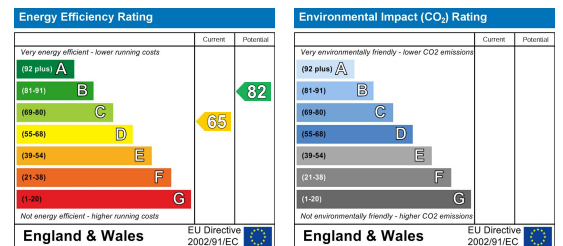
## Floor Plan



## 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



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

### 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.