



## 64 Shutlock Lane

Moseley, Birmingham, B13 8NZ

Guide Price £540,000



**\*FOUR BEDROOM HOME WITH LOTS OF SCOPE TO EXTEND AND IMPROVE (STPP)\*** Lovely four bedroom semi-detached family home located in this popular location on Shutlock Lane in Moseley overlooking Highbury Park. The property offers great scope for any would-be buyer to improve and extend the property with land to the side and rear giving the home great potential pending STPP. The property is located to offer excellent access to all the nearby points of interest including Cannon Hill park, Highbury park, Edgbaston cricket ground, MAC Theatre and QE Hospital and excellent access into nearby 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. This amazing home has central heating and no upward chain and the following accommodation comprises of; front driveway for multiple cars, porch, hallway, two reception rooms, kitchen/diner, lobby area with storage room and separate WC and access to lovely rear garden. To the first floor there are four bedrooms and family bathroom with separate WC. Energy Efficiency Rating E. To arrange your viewing to fully appreciate the accommodation on offer, please call our Moseley office or feel free to visit the website for more information.



### Approach

The property is approached via a tarmac driveway providing parking for multiple vehicles with lawn and decorative shrubs to borders and UPVC double glazed door with accompanying double glazed windows opening into:

### Porch

With ceiling light point, quarry tiled flooring and single glazed wooden door with a single glazed opaque window opening into:

### Hallway

With central heating radiator, ceiling light point, window overlooking the porch, stairs giving rise to the first floor, door opening into under stairs storage providing useful storage and wall mounted light point and doors opening into:

### Reception Room One

11'10" x 15'10" into bay (3.63 x 4.85 into bay)

With double glazed bay window to the front aspect, central heating radiator, ceiling light point and wall mounted electric fire.

### Reception Room Two

11'9" x 17'3" into bay (3.60 x 5.27 into bay )

With double glazed bay window with accompanying door leading out to the rear garden, ceiling light point, central heating radiator and wall mounted electric fire.

### Kitchen/Diner

14'10" max x 10'2" (4.53 max x 3.10 )

### Dining Area

8'5" x 10'2" (2.59 x 3.11)

With central heating radiator, double glazed window

overlooking the rear aspect, ceiling light point, Ideal back boiler and decorative drawers to chimney breast recess.

### Kitchen Area

7'8" x 5'11" (2.35 x 1.81)

With wooden wall and base units with marble effect work surfaces incorporating stainless steel sink and drainer with mixer tap over, space for washing machine and cooker, tiling to wall, lino to flooring, ceiling light point, double glazed window to the rear aspect, door opening into pantry providing useful storage space, double glazed window to the side aspect and lino to flooring and further door opening into:

### Inner Lobby Area

With space for fridge freezer, ceiling light point, double glazed window to the rear aspect and two out houses with one providing useful storage space and the other housing the down stairs WC.

### Downstairs WC

With low flush WC, wall mounted sink with mixer tap over and ceiling light point.

### First Floor Accommodation

Stairs gives rise to the first floor landing with ceiling light point, loft access point not inspected, door opening into useful storage cupboard, double glazed window to the front aspect and doors opening into:

### Bedroom One

17'3" into bay x 11'9" (5.26 into bay x 3.60)

With double glazed bay window overlooking the rear garden, two ceiling light points and central heating radiator.

### Bedroom Two

15'4" into bay x 11'11" (4.69 into bay x 3.64)

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

### Bedroom Three

9'11" x 10'1" (3.04 x 3.08)

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

### Bedroom Four

6'11" x 10'1" (2.13 x 3.09)

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

### Bathroom

5'11" x 5'4" (1.82 x 1.64)

With a three piece white bathroom suite comprising low flush WC, bath with two taps over, shower cubicle with shower attachment above, wall mounted extractor fan, 'Dimplex' heater, double glazed opaque window to the rear aspect, central heated towel rail, ceiling light point and tiled surround.

### Separate WC

2'11" x 4'9" (0.90 x 1.46)

With double glazed opaque window to the side aspect, ceiling light point, low flush WC, wall mounted sink with two taps over.

### Garage

7'1" x 16'2" (2.16 x 4.95)

With ceiling light point, wooden entrance doors to frontage, double glazed opaque window to the side and further door to rear.

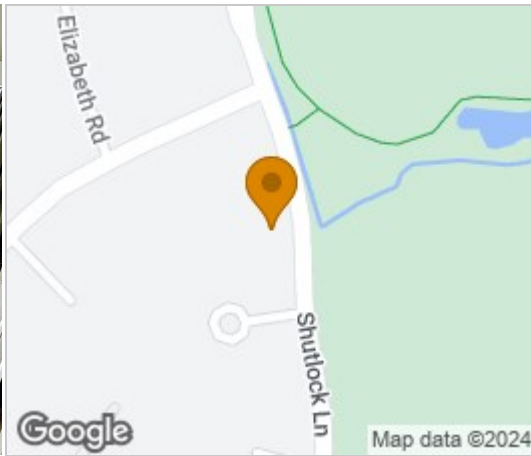
### Rear Garden

Being accessed from the rear reception room and side access point leads to a paved patio area with steps leading down to lawn turfed area with decorative shrubs, fencing surround and trees to borders.

### Council Tax Band

According to the Direct Gov website the Council Tax Band for 64 Shutlock Lane Moseley, Birmingham, B13 8NZ is band E and the annual Council Tax amount is approximately £2,546.82 subject to confirmation from your legal representative.





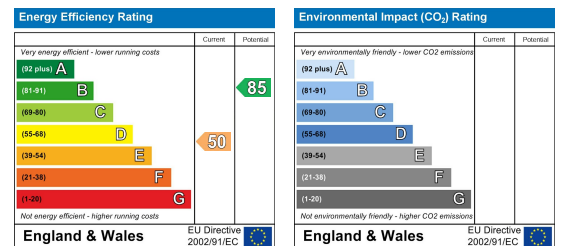
## Floor Plan



## 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



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.