



89 Wake Green Road

Moseley, Birmingham, B13 9UP

Guide Price £770,000



DELIGHTFUL FIVE BEDROOM DETACHED FAMILY HOME! This is a fantastic five bedroom family home on the popular Wake Green Road in Moseley. Offering excellent access to all of the local amenities including coffee shops, bars, restaurants and shopping facilities and good transport links into the City Centre and upcoming Moseley Train Station plus close links to Hall Green and Kings Heath. In brief the accommodation on offer comprises; front driveway for multiple vehicles, five reception rooms, downstairs shower room and separate WC, kitchen/diner, utility and access to a well maintained rear garden. To the first floor there are five bedrooms, with en-suite to one bedroom, two shower rooms and bathroom. The property also benefits from central heating and double glazing. Energy Efficiency Rating C. To arrange your viewing to fully appreciate the accommodation on offer please call our Moseley Sales Team.



Approach

This detached family home is approached via a paved driveway with decorative trees and shrubs to borders with double glazed door with an accompanying double glazed window opening into:

Porch

With ceiling light point, tiling to flooring and further UPVC door opening into:

Hallway

With wooden cladding surround, ceiling light point, stairs giving rise to the first floor landing and doors opening into:

Reception Room One

14'11" x 17'11" (4.55 x 5.47)

With double glazed windows to the front aspect, ceiling light point, central heating radiator and further door opening into:

Reception Room Two

8'9" x 19'3" (2.69 x 5.87)

With double glazed window to the front, wall and ceiling light points, wall mounted electric heater and central heating radiator.

Ground Floor Shower Room

4'0" x 8'8" (1.23 x 2.65)

With tiled surround.

Ground Floor WC

5'8" x 7'4" (1.75 x 2.25)

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

Reception Room Three

17'11" x 16'10" (5.48 x 5.15)

With two central heating radiators, wall and ceiling light points, double glazed patio door leading out to the rear garden and gas fire with marble surround and hearth and mantle piece.

Reception Room Four

11'11" x 13'11" (3.64 x 4.25)

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

Kitchen

14'11" x 7'9" (4.56 x 2.38)

With tiling to floor, wall and base units, marble effect work surfaces, one and a half bowl sink and drainer with mixer tap over, integral cooker and extractor, space for dishwasher and fridge freezer, double glazed window to the side aspect, ceiling light point and opaque door opening into:

Utility

7'8" x 8'4" (2.34 x 2.56)

Housing Worcester boiler and water tank, tiled flooring, stainless steel sink and drainer with mixer tap set in a vanity unit, wall and base units and space for fridge freezer and washing machine and double glazed window and door giving access to the rear garden.

Reception Room Five

15'0" x 7'7" (4.58 x 2.33)

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

First Floor Accommodation

From hallway stairs gives rise to the first floor landing with doors opening into:

Bedroom

16'1" x 9'8" (4.91 x 2.96)

With central heating radiator, double glazed windows to the front aspect, wall and ceiling light point and door opening into:

En-Suite Shower Room

6'9" x 6'11" (2.06 x 2.12)

With low flush WC, bidet with mixer tap over, sink in vanity unit with mixer tap over, walk-in shower cubicle, central heating towel rail, tiled surround, wall mounted extractor fan, double glazed window to the side aspect, tiled flooring and ceiling light point.

Bedroom

12'5" x 8'2" (3.79 x 2.49)

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

Bedroom

18'0" x 15'0" (5.49 x 4.59)

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

Bedroom

13'10" x 12'0" (4.24 x 3.66)

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

Bedroom

17'11" x 16'11" (5.48 x 5.17)

With decorative ceiling rose, ceiling light point, two central heating radiators, built-in wardrobe surround, sink in vanity unit with mixer tap and two double glazed window to the front aspect.

Shower Room

3'10" x 5'8" (1.19 x 1.73)

With walk in shower cubicle with rainfall shower over, double glazed opaque window to the front aspect, wall mounted extractor fan, ceiling light point, tiled flooring, tiled surround and central heated towel rail.

Bathroom

13'9" x 7'9" (4.21 x 2.38)

With tiled flooring, tiled surround, walk-in shower cubicle, low

flush WC, sink on pedestal with mixer tap over, double glazed windows to the rear aspect, ceiling light point, loft access point and central heated towel rail.

Separate Shower

5'10" x 3'4" (1.78 x 1.02)

With double glazed window to the side aspect, ceiling light point and central heating radiator tiled surround, wall mounted sink with mixer tap over and shower cubicle.

Loft Room

With two Velux windows, drop down stairs, ceiling light points, two Velux windows, wall mounted electric heated radiator, door opening into eaves storage and further eaves storage with ceiling light point.

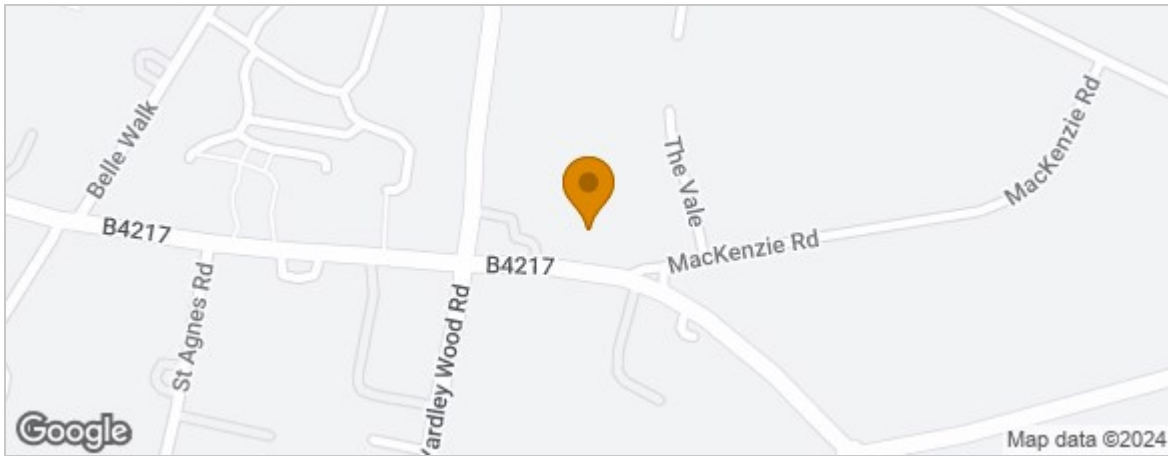
Rear Garden

With a paved patio area with steps leading to lawn turfed area, further paving to the rear of the garden and leading to a built outhouse, decorative shrubs to borders and fencing surround.

Council Tax Band

According to the Direct Gov website the Council Tax Band for 89 Wake Green Road Moseley, Birmingham, West Midlands, B13 9UP is band F and the annual Council Tax amount is approximately £3,009.87 subject to confirmation from your legal representative.





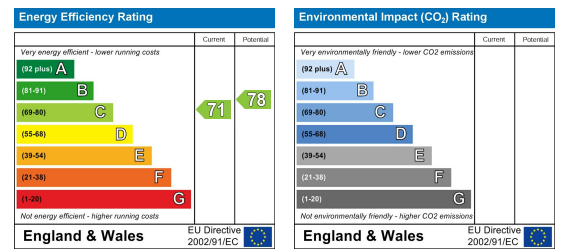
Floor Plan



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.