



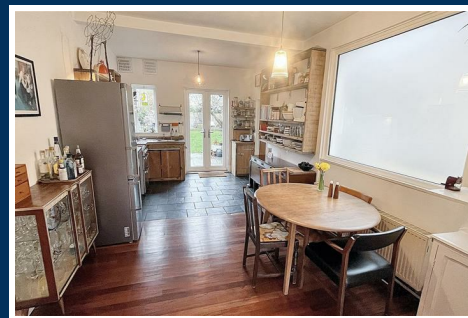
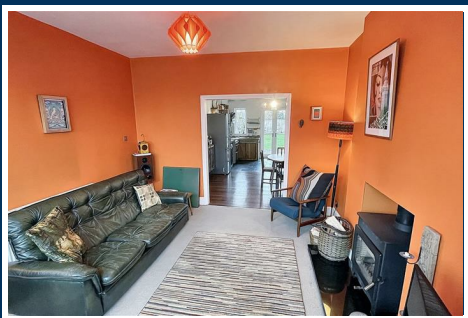
## 12 Greenhill Road

Moseley, Birmingham, B13 9SR

Offers Over £650,000



**\*\* BEAUTIFULLY PRESENTED FOUR BEDROOM HOME IN PRIME \*\*** We have great delight in offering to the market this light and spacious four bedroom home in the heart of the 'Moseley Triangle'. The property itself offers an abundance of charm and character throughout. Ideally located for access to all the nearby points of interest including Moseley Village and all of the local schools the accommodation on offer briefly consists; mature front gardens with off road parking, entrance hallway, Reception Room with double doors giving access to the rear garden, further reception room with a wood burner and access into the bespoke Kitchen Diner, Workshop / Home Office, Utility Space, Garage and a sunny, mature rear garden. To the first floor there are four bedrooms and a family bathroom. Energy Efficiency Rating D. To arrange your viewings for this lovely home please contact our Moseley office.



### Approach

Via a driveway with pathway leading to front door, lawn turfed area, shrubs and decorative borders to frontage and wooden original stained glass door opening into:

### Hallway

8'11" x 8'7" (2.72 x 2.62)

With stairs giving rise to the first floor accommodation, central heating radiator, double glass window to the front aspect, door opening into under stairs storage cupboard providing useful storage space and ceiling light point and further door opening into:

### Reception Room One

15'8" x 12'4" (4.79 x 3.77)

With multi log and fuel burner, double glazed bay window with stained glass to the front aspect, central heating radiator and ceiling light point.

### Reception Room Two

15'4" x 10'11" (4.69 x 3.33)

With exposed wooden floorboards, central heating radiator, open decorative fireplace with tiled hearth, ceiling light point, double glazed window with accompanying double glazed patio doors leading out to the rear garden.

### Bespoke Kitchen/Diner

10'5" x 18'11" (3.20 x 5.77)

With original wooden flooring, central heating radiator, opaque double glazed window giving light from the garage, ceiling light point, tiling to flooring, wooden wall and base units with concrete work surface, stainless steel sink and drainer with two taps over, space for fridge freezer and dishwasher,

further ceiling light point, double glazed window to the rear aspect with accompanying patio doors give access to the rear garden and open walkway through to:

### Inner Lobby Area

With door opening into airing cupboard housing 'Worcester' combination boiler and providing useful storage space, ceiling light point and further door opening into:

### Garage

20'5" x 12'3" (6.22 x 3.73)

Garage being water tight and with double doors and single door to the front driveway, ceiling strip light and double glazed window overlooking to kitchen and double glazed opaque window overlooking the utility room.

### Utility Area

5'4" x 7'6" (1.65 x 2.29)

With low flush WC, base units with white effect work surfaces incorporating stainless steel sink and drainer with two taps over, space for washing machine and ceiling light point and double glazed window.

### Workshop / Home Office

13'11" x 11'3" (4.25 x 3.45)

With ceiling light point, central heating radiator, two double glazed windows to the front aspect and accompany double glazed patio doors and window to the side rear garden.

### First Floor Accommodation

Via stairs from the entrance hallway giving rise to the first floor landing with ceiling light point, loft access point (not inspected), skylight and door opening into:

### Bedroom One

10'10" x 14'9" (3.32 x 4.52)

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

### Bedroom Two

10'6" x 11'1" (3.21 x 3.40)

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

### Bedroom Three

12'0" max 7'11" min x 12'9" max 9'5" min (3.68 max 2.42 min x 3.89 max 2.89 min)

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

### Bedroom Four

8'0" x 8'11" (2.46 x 2.72)

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

### Bathroom

7'0" x 10'4" (2.14 x 3.15)

With three piece white bathroom suite comprising low flush WC, sink on pedestal with two taps over, bath with two taps over and shower attachment above, central heating radiator, two double glazed

opaque window to the side aspect, ceiling light point, wall mounted extractor fan and laminate to flooring.

### Rear Garden

With paved patio area leading to lawn turfed area, pathway leading to rear with sleepers to a further patio area, mature trees and shrubbery to borders, fencing surround and sleepers for vegetable patch.

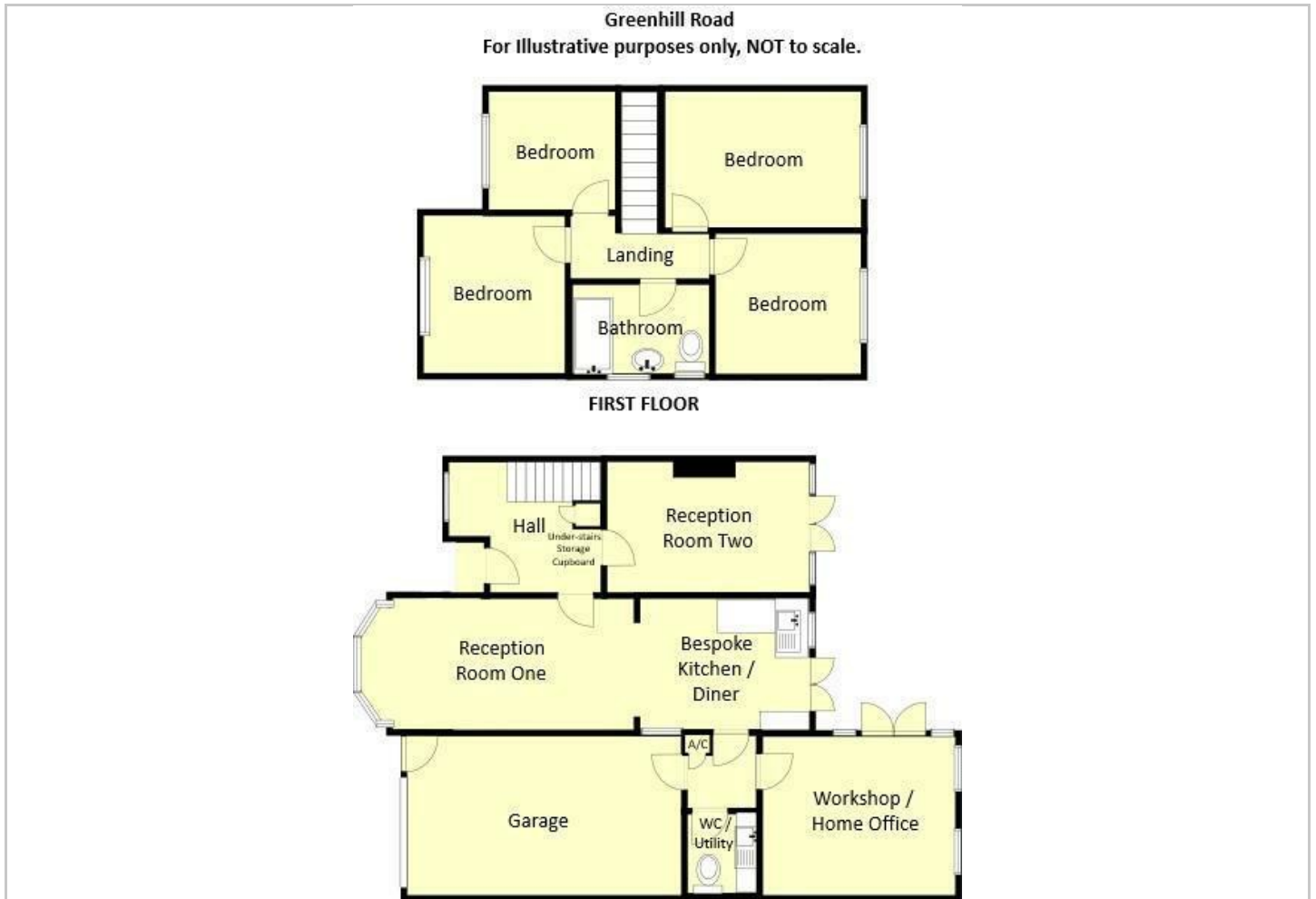
### Council Tax Band

According to the Direct Gov website the Council Tax Band for Greenhill Road, Moseley, Birmingham, B13 9SR is band E and the annual Council Tax amount is approximately £2,329.22 subject to confirmation from your legal representative.





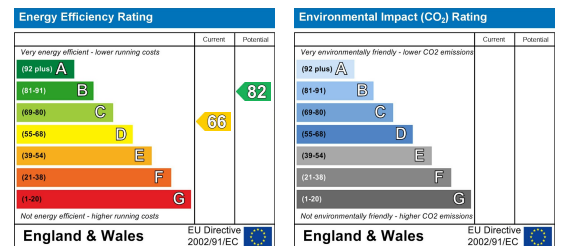
## Floor Plan



## 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.