



12 Greenend Road

Moseley, Birmingham, B13 9TJ

Offers Over £425,000



****LOVELY THREE BEDROOM FAMILY HOME IN PRIME MOSELEY LOCATION REQUIRING MODERNISING WITH NO CHAIN!!**** We are delighted to offer to the market this three bedroom semi-detached home needing modernising, which is located in this popular cul-de-sac off School Road in Moseley which offers excellent access to both Moseley Village and Kings Heath High Street and all local amenities such as coffee shops, cafes, bars, restaurants, shopping facilities and good transport links into the City Centre and the upcoming Moseley Train Station and ideally positioned, close to Moseley C of E Primary School. The property benefits from double glazing (where stated) and the accommodation briefly comprises; front fore driveway, entrance hallway, two reception rooms, kitchen, sun room and access to a lovely mature rear garden. To the first floor the property offers three bedrooms and a bathroom with separate WC. The property also benefits from a detached garage to the rear. Energy Efficiency Rating F. To arrange your viewing to fully appreciate the accommodation on offer please call our Moseley branch.

Please note the property has no central heating



Approach

The property is approached via a shared driveway leading to the rear garage and pathway with a mobility handrail leading to lawn turfed frontage leads to a single glazed opaque wooden door opening into:

Hallway

With stairs giving rise to the first floor accommodation, ceiling light point, single glazed opaque window to the side aspect and door opening into cloak room with single glazed opaque window to the front aspect housing meters, further door opening into under stairs storage cupboard/pantry providing useful storage, ceiling light point and single glazed opaque window to the side aspect and further doors opening into:

Reception Room One

12'3" into bay x 10'11" (3.74 into bay x 3.34)

With picture rail, ceiling light point, single glazed bay window to the front aspect and gas fireplace with surround and mantle piece.

Reception Room Two

10'6" x 15'7" (3.22 x 4.77)

With double glazed bay window with accompanying patio doors leading out to the rear garden, ceiling light point and gas fireplace with surround and mantle piece.

Kitchen

8'11" x 6'11" (2.72 x 2.11)

With lino to flooring, wall and base units with work surfaces, one and a half bowl sink and drainer with mixer tap over, space for cooker, washing machine with existing plumbing and further space for a low rise fridge freezer, ceiling strip light, single glazed window to the side aspect and a single double glazed door opening into:

Sun Room

6'0" x 7'4" (1.85 x 2.26)

With a single double glazed door giving access to the rear garden with accompanying side window.

First Floor Landing

With stairs giving rise to the first floor landing with ceiling light point, single glazed window to the side aspect, loft access point and doors opening into:

Bedroom One

15'11" into bay x 11'0" (4.87 into bay x 3.36)

With single glazed bay window to the front aspect and ceiling light point.

Bedroom Two

10'11" x 15'5" into bay (3.34 x 4.72 into bay)

With double glazed bay window to the rear aspect and ceiling light point.

Bedroom Three

6'11" x 7'7" (2.12 x 2.33)

With single glazed window to the front aspect and ceiling light point.

Bathroom

6'11" x 6'8" max (2.12 x 2.05 max)

With lino to flooring, tiled surround, bath with two taps over, wall mounted sink with two taps over, double glazed opaque window to the rear aspect, ceiling light point and door opening into airing cupboard housing the water tank.

Separate WC

3'10" x 3'7" (1.18 x 1.11)

With single glazed window to the side aspect, high flush WC and ceiling light point.

Rear Garden

With paved patio area leading to lawn turfed area with decorative shrubs, bushes and trees to borders and to the rear of the garden.

Garage to Rear of Property

8'0" x 16'4" (2.46 x 4.99)

With metal up and over door.

Council Tax Band

According to the Direct Gov website the Council Tax Band for 12 Greenend Road Moseley, Birmingham, B13 9TJ is band C and the annual Council Tax amount is approximately £1,852.23 subject to confirmation from your legal representative.



