



## 7 Dyott Road

Moseley, Birmingham, B13 9QZ

Guide Price £700,000



**\*\*LOVELY FOUR BEDROOM DETACHED FAMILY HOME WITH WONDERFUL GARDENS IN A PRIME LOCATION!!\*\***

We are delighted to offer to the market this well presented four bedroom detached, family home situated in a prime location in Moseley, offering great access to nearby Moseley Village and Kings Heath High Street offering coffee shops, bars, restaurants and shopping facilities and good transport links into the City Centre and upcoming Train Stations.. The property offers a wide range of features, including central heating and double glazing (where stated) and also offers wonderful mature gardens with good size accommodation and further potential to modernise. In brief the accommodation consists of:- Driveway and fore gardens, porch, reception hallway, open-plan kitchen/diner, conservatory, downstairs WC, utility area and lean-to and integral garage. To the first floor the property offers four bedrooms and a family bathroom. To the rear of the property is a wonderful mature rear garden. The property also benefits from no upward chain. Energy Efficiency Rating D. To arrange your viewing to fully appreciate this lovely home, please contact our Moseley office.



#### Approach

The property is approached via a tarmac driveway with lawned turfed area to the frontage and leads to a single glazed opaque door opening into:

#### Porch

With ceiling light point and single glazed opaque door opening into:

#### Hallway

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

#### Ground Floor WC

5'7" x 2'11" (1.71 x 0.91)

With low flush WC, laminate flooring, sink in vanity unit with mixer tap over and single glazed window to the side aspect.

#### Reception Room One

11'10" x 17'0" (3.63 x 5.19)

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

#### Open Plan Living/Kitchen

16'9" x 28'6" (5.12 x 8.70)

With solid wood flooring, two central heating

radiators, ceiling light point and patio doors giving access to the rear garden. Kitchen area with grey wall and base units with marble effect work surfaces, island, sink and drainer with mixer tap; over, Limona hob, cooker and extractor, double glazed window to the rear aspect, door opening into lean-to and double glazed door opening into:

#### Conservatory

9'5" x 12'10" (2.89 x 3.93)

With continued laminate to flooring, ceiling light point, double glazed windows, surround and double glazed patio doors giving access to the rear garden.

#### Lean-To

5'6" x 32'0" (1.69 x 9.76)

With wall mounted light point and open walkway into:

#### Garage

8'4" x 15'10" (2.56 x 4.85)

With water tank, ceiling light point and wooden doors opening out to the driveway.

#### First Floor Accommodation

From hallway stairs gives rise to the first floor landing with exposed wooden floorboards, central heating radiator, ceiling light point, loft access with pulldown ladder and being boarded and doors opening into:

### Bedroom One

12'0" x 16'11" (3.66 x 5.17)

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

### Bedroom Two

11'10" x 16'6" (3.61 x 5.04)

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

### Bedroom Three

10'9" x 10'0" (3.30 x 3.06)

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

### Bedroom Four

7'11" x 8'3" (2.43 x 2.53)

With exposed wooden floorboards, ceiling light point, door opening into eaves storage and double glazed window to the side aspect.

### Bathroom

6'2" x 9'9" (1.90 x 2.99)

With a four piece bathroom suite comprising tiling to

flooring, tiled surround, walk-in with shower over, low flush WC, sink in vanity unit with mixer tap over, panel bath with mixer tap over and shower attachment, central heating radiator, ceiling light point, wall mounted extractor fan and two double glazed windows to the rear aspect.

### Rear Garden

With patio area and steps to the rear garden and being laid mainly with mature lawn with decorative trees, plants and shrubs to borders.

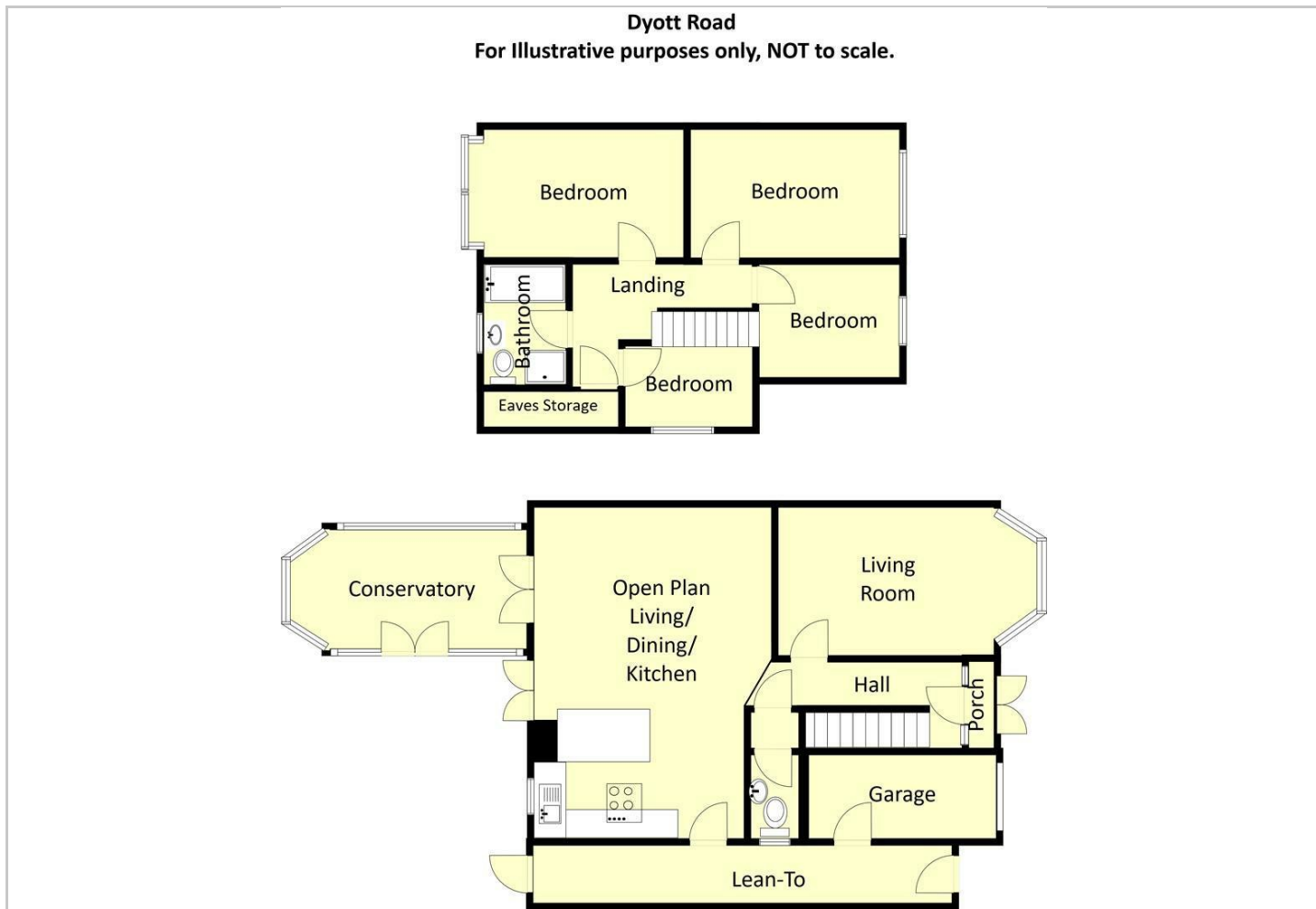
### Council Tax Band

According to the Direct Gov website the Council Tax Band for 7 Dyott Road Moseley, Birmingham, B13 9QZ is band F and the annual Council Tax amount is approximately £3,009.87 subject to confirmation from your legal representative.





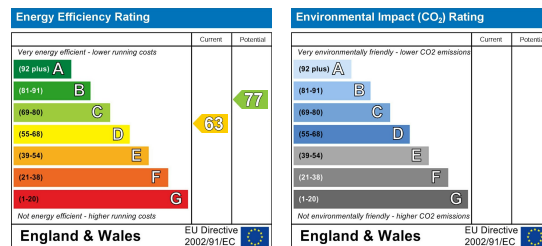
## Floor Plan



## 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



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.