



11a Northlands Road

Moseley, Birmingham, B13 9RE

Offers Over £315,000



THREE BEDROOM MID-TERRACE WITH NO UPWARD CHAIN!* Lovely three bedroom mid-terrace home located in this popular location off Billesley Lane area of Moseley, offering great access to nearby Moseley Village with all of its associated amenities including coffee shops, cafes, bars, restaurants, shopping facilities and good transport links to the City Centre and upcoming Train Station. The property benefits from double & triple glazing (where stated) and central heating and the further accommodation consists of; front fore garden, entrance hallway, front reception room, extended re-fitted kitchen and rear reception room with access to a landscaped rear garden. To the first floor there are three bedrooms and a bathroom. Energy Efficiency Rating C. To arrange your viewing to fully appreciate the accommodation on offer please contact our Moseley office.



Approach

The property is approached via a shallow fore garden with artificial lawn area leading to wooden front entry door opening into:

Hallway

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

Reception Room One

15'7" x 10'9" (4.75 x 3.28)

With double glazed bay windows to the front aspect, ceiling light point with decorative ceiling rose, cornice to ceiling and two central heating radiators.

Kitchen

18'4" x 6'0" (5.61 x 1.85)

With wall and base units with wooden effect work surfaces, one and a half bowl sink and drainer with mixer tap over, 'Neff' electric hob, 'Neff' cooker, dishwasher and fridge freezer, laminate wood effect flooring, double glazed window to the rear aspect, ceiling spotlights and sliding door opening into:

Rear Reception Room

10'0" x 21'10" (3.07 x 6.66)

With two central heating radiators, double glazed bi-folding doors opening out to landscaped rear garden, ceiling light point, ceiling spotlights, two Velux windows and wooden laminate flooring,

First Floor Accommodation

From hallway stairs gives rise to the first floor landing with loft access point, ceiling light point and doors opening into:

Bedroom One

11'4" x 9'5" (3.47 x 2.89)

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

Bedroom Two

10'0" x 12'3" (3.06 x 3.75)

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

Bedroom Three

6'10" x 8'4" (2.09 x 2.55)

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

Bathroom

6'1" x 6'0" (1.86 x 1.85)

With walk-in shower cubicle with 'Mira' shower over, low flush WC, sink in vanity unit with mixer tap over, central heating radiator, tiled surround, lino to flooring, wall mounted extractor fan, ceiling spotlights and double glazed window to the rear aspect.

Loft

10'10" x 16'7" with restricted head height (3.31 x 5.06 with restricted head height)

Being boarded, ceiling strip light, eaves storage and wall mounted 'Vaillant' boiler.

Rear Garden

With a paved patio area leading to lawn turfed area with decorative borders with mature trees and shrubs and fencing surround and leading to the rear of the garden with patio and garden shed.

Council Tax Band

According to the Direct Gov website the Council Tax Band for 11A Northlands Road, Moseley, Birmingham, B13 9RE is band C and the annual Council Tax amount is approximately £1,852.23 subject to confirmation from your legal representative.



