



18 The Hurst

Moseley, Birmingham, B13 0DG

Offers Over £480,000



LOVELY DETACHED THREE BEDROOM FAMILY HOME! We are delighted to offer to the market this three bedroom detached family home, in this popular location on The Hurst set within a quiet and popular residential location bordering Moseley, Kings Heath and Hall Green close to all local amenities, shops, schools, parks and local transport links. The property benefits from central heating and majority double glazed (where stated) and briefly comprises; block paved driveway, porch, hallway, two reception rooms, downstairs WC, re-fitted kitchen, utility room and access to a lovely rear garden. To the first floor there are three bedrooms with bedroom one benefitting from an en0suite shower room and a further family bathroom. Energy Efficiency Rating D. To arrange your viewing to fully appreciate the accommodation on offer, please contact our Moseley office.



Approach

The property is approached via a paved driveway providing off road parking for multiple vehicles with a patio door opening into:

Porch

With further door with single opaque glazed window opening into:

Hallway

With wooden hardwood flooring, central heating radiator, stairs giving rise to the first floor landing, ceiling spotlight, double glazed original style window to the front aspect and door opening into:

Ground Floor WC

3'7" x 6'11" (1.11 x 2.12)

With tiling to flooring, low flush WC, sink in vanity unit with mixer tap over, tiling surround, double glazed opaque window to the side aspect, ceiling light point and central heating towel rail.

Reception Room One

11'1" x 15'3" into bay (3.40 x 4.65 into bay)

With coving to ceiling, ceiling light point, central heating radiator, continued hardwood floor covering and double glazed bay window to the front aspect.

Reception Room Two

10'7" x 16'4" (3.25 x 4.99)

With double glazed patio doors giving views and access to the rear garden, continued hardwood floor covering, feature gas fireplace with marble surround and wooden mantle piece, central heating radiator, ceiling ceiling point and decorative coving to ceiling.

Kitchen

11'6" x 13'0" (3.52 x 3.98)

With continued hardwood floor covering, wall and base units with marble effect work surfaces, stainless steel sink and drainer with mixer tap over, tiling surround, two double glazed windows to the rear aspect, door opening to cupboard housing 'Worcester' combination boiler, 'Limona' cooker, gas hob with extractor over, ceiling spotlights, central heating radiator, door opening into under stairs storage cupboard proving useful storage and ceiling spotlight, door giving access to the side lean-to and further door opening into:

Utility

7'8" x 6'11" (2.34 x 2.11)

With continued hardwood floor covering, base units, marble effect work surfaces, double glazed opaque window to the side aspect, space for fridge, washing machine and dryer and ceiling spotlights.

First Floor Accommodation

From hallway stairs gives rise to the first floor landing with loft access point with pull down ladder and with useful storage space, central heating radiator, ceiling light point, single glazed original window to the side aspect and doors opening into:

Bedroom One

14'4" x 8'9" (4.37 x 2.67)

With two double glazed bay window to the front aspect, laminate wood effect floor covering, coving to ceiling, central heating radiator, ceiling spotlights and door opening into:

En-Suite Shower Room

6'9" x 4'5" (2.08 x 1.35)

With tiled flooring, tiling surround, central heated towel rail, double glazed opaque window to the rear aspect, walk-in shower cubicle with rainfall shower over, sink in vanity unit with mixer tap over and low flush WC.

Bedroom Two

10'8" x 16'4" into bay (3.26 x 5 into bay)

With double glazed bay window to the rear aspect, central heating radiator, laminate wood effect floor covering, coving to ceiling, built-in wardrobes and ceiling light point.

Bedroom Three

15'10" into bay x 11'2" (4.83 into bay x 3.42)

With double glazed bay window to the front aspect, laminate wood effect floor covering. built-in wardrobes, ceiling light point and central heating radiator.

Bathroom

7'4" x 9'11" (2.26 x 3.04)

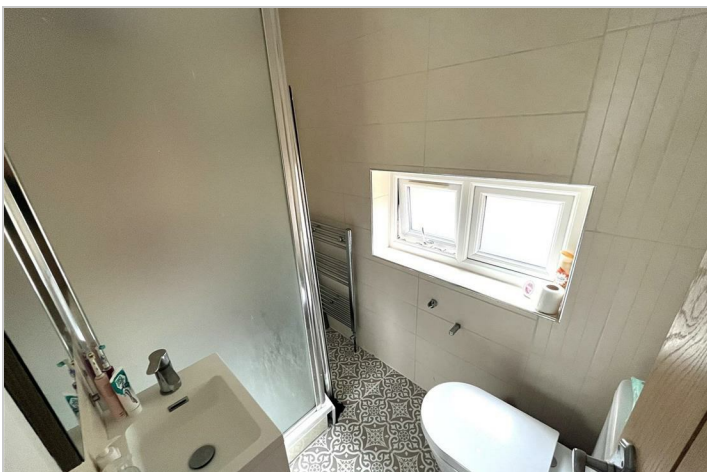
With walk-in shower cubicle with shower attachment and rainfall shower over, double glazed opaque window to the side and rear aspects,, low flush WC, panel both with mixer tap over, sink in vanity unit with mixer tap over, tiled floor covering, tiling surround, coving to ceiling, wall mounted extractor fan and heated towel rail and ceiling light point.

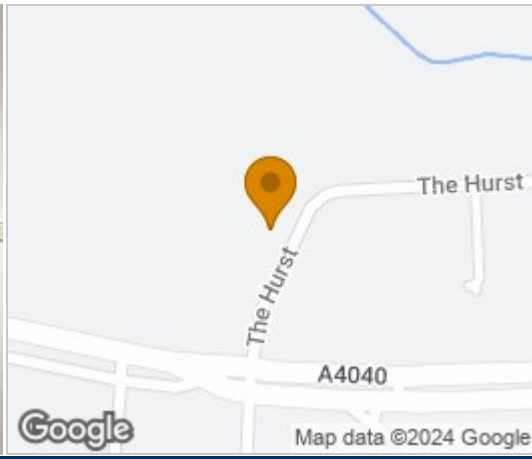
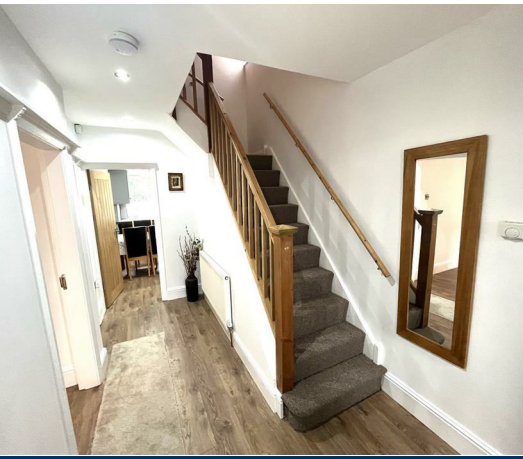
Rear Garden

With a paved patio area leading down to lawn turfed area with decorative shrubs and fencing to borders.

Council Tax Band

According to the Direct Gov website the Council Tax Band for 18 The Hurst, Moseley, Birmingham, B13 0DG is band E and the annual Council Tax amount is approximately £2,546.82 subject to confirmation from your legal representative.





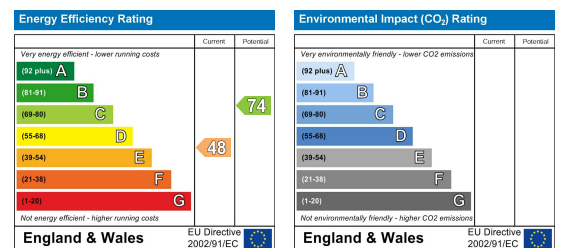
Floor Plan



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.