



76 School Road

Moseley, Birmingham, B13 9SW

Offers Over £480,000



****THREE BEDROOM SEMI DETACHED FAMILY HOME IN THIS PRIME LOCATION IN MOSELEY!!**** We are delighted to offer to the market this traditional three bedroom semi-detached home located in a prime location in Moseley on a traffic-calmed road. Offering excellent access to both Kings Heath and Moseley Village centres including cafes, bars, restaurants and shopping facilities, and nearby schools including Moseley C of E primary. There are good transport links into the city centre, soon to be enhanced by the reopening of Moseley Village and Kings Heath train stations. The property benefits from double glazing (where stated) and central heating and the accommodation briefly comprises of: front fore driveway, good size reception hall, living room, open plan re-fitted kitchen and dining area, side lean to utilised as a utility room, garage and lovely rear garden. To the first floor the property offers three bedrooms and a four piece bathroom suite. 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 double tarmac driveway leading to a front entrance door with opaque single glazed window opening into:

Hallway

With wood effect flooring, central heating radiator, a half turn staircase giving rise to the first floor accommodation, door opening into storage cupboard housing 'Vaillant' combination boiler, ceiling light point, continued wood effect flooring and double glazed window to the front aspect and further door opening into:

Reception Room One

10'4" x 14'10" into bay (3.17 x 4.54 into bay)

With double glazed bay window to the front aspect, central heating radiator, continued wood effect floor covering, feature fireplace with tiled surround and wooden mantle piece, built-in storage units, coving to ceiling and ceiling light point.

Kitchen/Diner

19'5" max x 15'5" (5.93 max x 4.72)

With continued wood effect flooring, double glazed bay window with accompanying patio door and

window to the side giving views and access to the rear garden, column central heating radiator, plumbed plinth heater, coving to ceiling, ceiling spotlights and wall mounted light point. Kitchen with a selection of wooden wall and base units, built-in dishwasher, built-in fridge and freezer, 'Hotpoint' induction hob with extractor above, ceramic sink and drainer with mixer tap over, tiling to splash backs, breakfast area, double glazed window to the rear aspect, shelved pantry area providing useful storage with single glazed opaque window to the side aspect and further door opening into:

Side Lean-To/Utility

5'9" x 14'7" (1.77 x 4.46)

With space for washing machine, base unit, double glazed window with an accompanying door giving view and access to the rear garden, ceiling light point, small under stairs storage space providing useful storage and further double glazed door opening into:

Garage

14'0" x 7'6" (4.27 x 2.29)

With metal up and over door and ceiling light point.

First Floor Accommodation

From hallway stairs gives rise to the first floor landing with double glazed window to the side aspect, ceiling light point and doors opening into:

Bedroom One

15'4" into bay x 10'4" (4.69 into bay x 3.17)

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

Bedroom Two

15'4" into bay x 10'11" (4.68 into bay x 3.34)

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

Bedroom Three

6'11" x 9'7" (2.12 x 2.94)

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

Bathroom

9'7" x 8'0" (2.93 x 2.46)

With tiled surround, tiling to flooring, four piece white bathroom suite comprising low flush WC, sink on pedestal with mixer tap over, bath with mixer tap over, walk-in shower cubicle with jacuzzi shower attachment over, central heating towel rail, loft access point, ceiling spotlights, ceiling extractor fan and double glazed opaque window to the rear aspect.

Rear Garden

With a paved patio area leading to rear garden with fencing surround, rear gate and lawn turfed area with decorative plants and shrubs to borders.

Council Tax Band

According to the Direct Gov website the Council Tax Band for 76 School Road Moseley, Birmingham, B13 9SW is band D and the annual Council Tax amount is approximately £2,083.76 subject to confirmation from your legal representative. subject to confirmation from your legal representative.



