



## 142 Swanshurst Lane

Moseley, Birmingham, B13 0AN

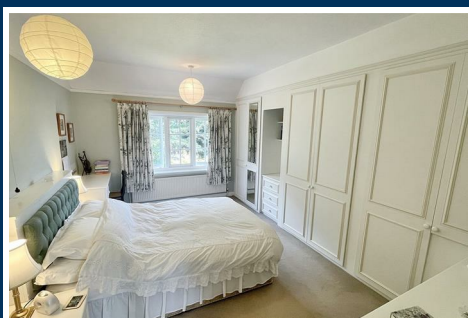
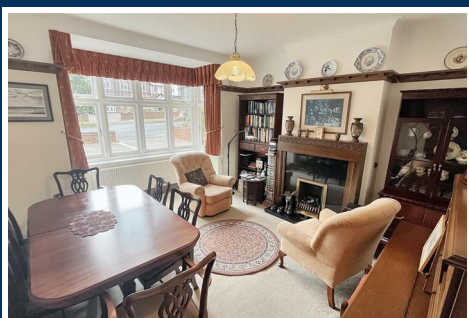
Offers Over £450,000



**\*\*LOVELY FAMILY HOME IN PRIME LOCATION\*\*** Four bedroom semi-detached family home providing lots of original features, located on Swanshurst Lane in this popular Moseley location being conveniently located to all the local schools, shops, parks and transport links to Moseley, Kings Heath, Hall Green and the City Centre. The accommodation offered briefly comprises: front driveway, spacious entrance hallway, two reception rooms, kitchen/diner, utility room, downstairs WC, garage and access to an amazing rear garden. To the first floor there are four bedrooms and a family bathroom with separate WC. The property further benefits from double glazing (where stated) and central heating. To fully appreciate this lovely home please contact our Moseley office to arrange a viewing. Energy Efficiency Rating

C.

\*Please note the property also comes with the benefit of 12 solar panels\*



### Approach

The property is approached via a driveway providing parking for multiple cars with pathway and decorative shrubs to borders and pathway leading to a double glazed door opening into:

### Entrance Porch

With double glazed windows to the front aspect, ceiling light point and wooden glazed door with single glazed opaque window opening into:

### Entrance Hallway

With stairs giving rise to the first floor accommodation, picture rail, ceiling light point, central heating radiator, under stairs storage area and doors opening into:

### Reception Room One

15'5" into bay x 12'7" (4.70 into bay x 3.86)

With ceiling light point with decorative ceiling rose, coving to ceiling, central heating radiator, double glazed bay window to the front aspect and gas fireplace with marble hearth and wooden mantle piece and surround.

### Reception Room Two

15'1" x 11'10" (4.62 x 3.61)

With coving to ceiling, ceiling light point with decorative ceiling rose, central heating radiator, double glazed patio door with accompanying side windows giving views and access to the rear garden and gas fireplace with marble effect mantle piece, surround and hearth.

### Kitchen

16'11" x 12'3" (5.18 x 3.74)

With a selection of cream wall and base units with

marble effect work surfaces, one and a half bowl sink and drainer with mixer tap over, Aga, lino to flooring, central heating radiator, exposed beams, door opening into cupboard housing 'Worcester' boiler, double glazed window to the rear aspect, tiled surround, space for fridge freezer, built-in dishwasher, picture rail, ceiling light point and door opening into:

### Utility

9'4" x 9'5" x 18'3" max (2.85 x 2.88 x 5.57 max)

With lino to flooring, base units with wood effect work surface incorporating Belfast sink with mixer tap over, door opening into storage cupboard providing useful storage, door opening into WC, door opening into storage cupboard, door giving access to the rear garden and door opening into:

### Garage

10'1" x 16'11" (3.08 x 5.16)

With wooden doors opening to the front aspect and ceiling light point.

### Ground Floor WC

4'7" x 2'11" (1.42 x 0.91)

With low flush WC, lino to flooring and ceiling light point.

### Storage Cupboard

4'9" x 4'1" (1.45 x 1.26)

With lino to flooring and providing useful storage.

### First Floor Accommodation

From hallway stairs gives rise to the first floor landing with picture rail, double glazed window to the front aspect, ceiling light point, door opening into over stairs storage cupboard providing useful

storage, central heating radiator, decorative double glazed window to the side aspect, loft access point with pull down ladder and further doors opening into:

#### Bedroom One

15'1" x 11'9" max (4.62 x 3.60 max )

With double glazed window to the rear garden aspect, central heating radiator, built-in wardrobes, two ceiling light points and picture rail.

#### Bedroom Two

12'5" x 12'8" (3.80 x 3.88)

With double glazed window to the front aspect, central heating radiator, two ceiling light point, picture rail and built-in wardrobes.

#### Bedroom Three

12'0" x 8'3" (3.66 x 2.53)

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

#### Bathroom

6'4" x 8'1" (1.94 x 2.48)

With sink in vanity unit with mixer tap over, panel bath with mixer tap over and electric 'Bristan' shower over, double glazed opaque window to the side aspect, tiled surround and ceiling light point.

#### Separate WC

2'10" x 5'1" (0.87 x 1.57)

With double glazed window to the rear aspect, central heating radiator, lino to flooring, low flush WC, ceiling light point and lino to flooring.

#### Bedroom Four

10'2" x 9'11" (3.10 x 3.04)

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

#### Loft

With pull down ladder leading to boarded loft, Velux window and housing the water tank.

#### Rear Garden

With patio area with pathway leading to the rear garden area with decorative shrubs and trees and mature plants to borders leading lawn turfed area, fencing to borders with further decorative trees and shrubs.

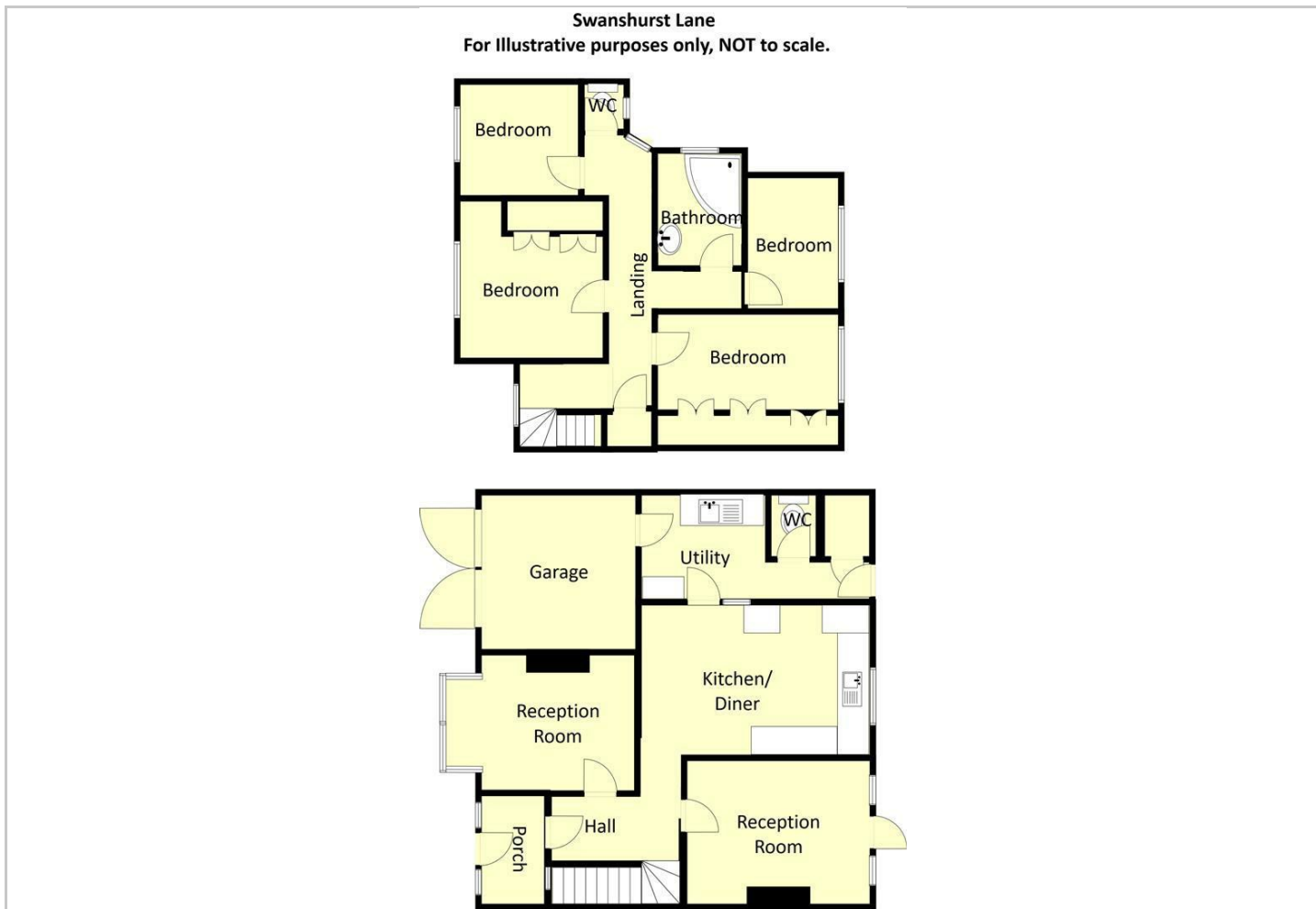
#### Council Tax Band

According to the Direct Gov website the Council Tax Band for 142 Swanshurst Lane, Moseley, Birmingham, B13 0AN is band E and the annual Council Tax amount is approximately £2,546.82 subject to confirmation from your legal representative.





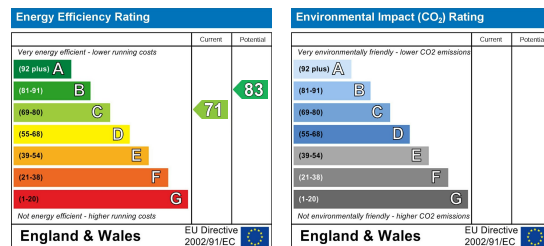
## Floor Plan



## 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



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### 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.