



255 Wake Green Road

Moseley, Birmingham, B13 9XH

Offers Over £425,000



DELIGHTFUL CHARACTERFUL FOUR BEDROOM FAMILY HOME WITH NO UPWARD CHAIN! This is a fantastic four bedroom family home on the popular Wake Green Road in Moseley. Offering excellent access to all of the local amenities including coffee shops, bars, restaurants and shopping facilities and good transport links into the City Centre and upcoming Moseley Train Station plus close links to Hall Green and Kings Heath. In brief the accommodation on offer comprises; front driveway for multiple vehicles, two reception rooms, kitchen/diner and access to a well maintained rear garden. To the first floor there are four good bedrooms, bathroom and a shower room. The property also benefits from no upward chain. Energy Efficiency Rating TBC. To arrange your viewing to fully appreciate the accommodation on offer please call our Moseley Sales Team.



Approach

The property is approached via a paved driveway providing parking for multiple vehicles which leads to a UPVC front entrance door with an accompanying side window opening into:

Entrance Hall

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

Reception Room One

12'1" x 16'2" (3.70 x 4.95)

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

Kitchen/Diner

16'3" x 11'5" (4.96 x 3.50)

With tiling to flooring, central heating radiator, wall mounted 'Vaillant' combination boiler, double glazed window to the rear garden, kitchen with a selection of wooden wall and base units, wooden effect work surfaces, integral cooker, hob with extractor over, space for washing machine, fridge freezer and dishwasher, tiling surround, stainless steel sink and drainer with mixer tap over, ceiling light point and double glazed patio door giving access out to the rear garden.

Reception Room Two

12'1" x 16'0" (3.70 x 4.90)

With wooden laminate wood effect flooring, central heating radiator, coving to ceiling, ceiling light point and double glazed window with accompanying patio doors giving access and views to the rear garden.

First Floor Landing

From hallway stairs gives rise to the first floor split level landing, ceiling light point, loft access point (not inspected) and doors opening into:

Bedroom One

12'3" x 16'4" into bay (3.75 x 5 into bay)

With double glazed bay window with stained glass to the front aspect, central heating radiator, laminate to flooring, ceiling light points and ceiling spotlights.

Bedroom Two

12'2" x 13'0" (3.71 x 3.97)

With laminate to flooring, double glazed window to the front aspect, ceiling light point and door opening into storage cupboard providing useful storage and ceiling light point.

Bedroom Three

8'11" x 14'0" (2.73 x 4.28)

With ceiling light point, ceiling spotlights, central heating radiator, double glazed window with an accompany door to the front aspect, laminate to flooring and built-in wardrobe.

Bedroom Four

8'11" x 7'0" (2.72 x 2.14)

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

Lobby Area

With central heating radiator, ceiling light point, double glazed window to the side aspect and further door opening into:

Shower Room

5'7" x 6'2" (1.71 x 1.88)

With a white piece shower suite comprising low flush WC, walk-in shower cubicle with 'Mira' shower attachment above, sink on pedestal with two taps over, tiling to flooring, tiling to splash backs, coving to ceiling, ceiling spotlights, wall mounted extractor fan, double glazed opaque window to the rear aspect and central heated radiator.

Bathroom

6'9" mn x 9'9" max x 8'9" (2.08 mn x 2.98 max x 2.67)

Comprising bath with mixer tap over with shower attachment above, low flush WC, two sinks in vanity unit with mixer tap over, tiling to flooring, tiling to splash backs, ceiling light point, double glazed opaque window to the rear aspect, extractor fan and central heating towel rail.

Rear Garden

With a paved patio area leading to lawned turfed area with decorative shrubs and fencing surround.

Council Band Tax

According to the Direct Gov website the Council Tax Band for 255, Wake Green Road Moseley, Birmingham, B13 9XH is band E and the annual Council Tax amount is approximately £2,329.22 subject to confirmation from your legal representative.





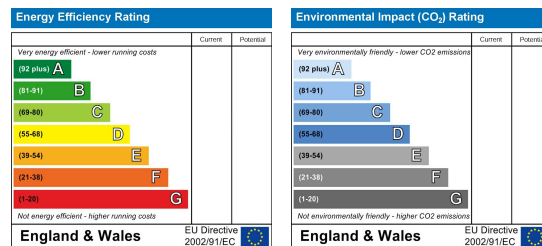
Floor Plan



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.