



## 18 Eastlands Road

Moseley, Birmingham, B13 9RG

Offers Over £400,000



**\*\*THREE BEDROOM FAMILY HOME IN PRIME LOCATION! \*\*** We are delighted to offer to the market this three bedroom semi-detached family home, located in this highly desirable location on Eastlands Road in Moseley. Offering excellent access into Moseley Village and Kings Heath High Street with all of its associated amenities, local schools, transport links to the City Centre, and Moseley & Kings Heath Train Station, which is currently being developed to be opening soon. The spacious accommodation briefly consists of; fore driveway, hallway, through lounge, conservatory, kitchen and utility area, downstairs WC, side garage and lovely rear garden with rear terrace. To the first floor there are three bedrooms and a bathroom. The property also benefits from double glazing and central heating (where stated). Energy Efficiency Rating: D. To arrange your viewing to fully appreciate this lovely home on offer please call our Moseley Office.



#### Approach

The property is approached via a paved driveway and pathway with lawn turfed area to the side and leading to an open porch with UPVC patio door with accompanying double glazed opaque window to the side opening into:

#### Hallway

With ceiling light point, central heating radiator, coving to ceiling, stairs giving rise to the first floor landing and doors opening into:

#### Ground Floor WC

5'10" x 2'10" (1.79 x 0.88)

With ceiling light point, wall mounted extractor fan, low flush WC, wall mounted sink with two taps over and tiled splash backs.

#### Through Lounge/Dining Area

total 27'3" living area 11'0" x 11'1" (total 8.31 living area 3.37 x 3.38)

Living Area with double glazed window to the front aspect, ceiling light point with decorative ceiling rose, coving to ceiling, brick built open fireplace, central heating radiator and open walkway into:

#### Dining Area

12'5" x 11'5" (3.79 x 3.48)

With coving to ceiling, ceiling light point with ceiling rose, central heating radiator open walkway into kitchen and door opening into:

#### Conservatory

12'9" x 6'3" (3.90 x 1.92)

With wall mounted light points and single glazed windows overlooking the rear garden and wooden door opening onto garden.

#### Kitchen/Utility

12'2" x 8'9" utility 15'5" (3.71 x 2.69 utility 4.71)

With a selection of wooden wall and base units with marble effect work surfaces incorporating stainless steel sink and drainer with mixer tap over, space for dishwasher, space for fridge freezer and washing machine, door opening into airing cupboard providing useful storage and housing 'Worcester' boiler, cooker, hob with extractor over, tiling to flooring, three ceiling light points, double glazed windows and the side aspects and double glazed opaque patio door giving access to the rear garden and tiled surround.

#### First Floor Accommodation

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

#### Bedroom One

10'3" x 12'2" (3.13 x 3.73)

With built-in storage to chimney breast recess, ceiling light point, central heating radiator and double glazed window to the front aspect.

### Bedroom Two

10'3" x 12'2" (3.14 x 3.71)

With double glazed window to the rear aspect, ceiling light point, coving to ceiling, built-in storage to chimney breast recess and central heating radiator.

### Bedroom Three

6'1" x 7'10" (1.87 x 2.40)

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

### Bathroom

6'1" x 8'11" (1.87 x 2.72)

With a three piece white bathroom suite comprising corner shower cubicle with 'Triton' shower attachment over, low flush WC, sink on pedestal with two taps over, panel bath with two taps over with shower attachment above, tiling surround, tiling to flooring, central heating radiator, ceiling light point, opaque double glazed window to the rear aspect.

Loft access point being partial boarded, insulated and housing the water tanks.

### Rear Garden

With patio and paved pathway to lawn turfed area leading to a rear terrace seating area with brick built BBQ and mature trees and fencing and hedging to borders.

### Garage

8'0" x 15'11" (2.46 x 4.86)

With metal up and opening door, ceiling light point and glazed wooden door giving access to the rear garden.

### Council Tax Band

According to the Direct Gov website the Council Tax Band for 18 Eastlands Road, Moseley, Birmingham, B13 9RG is band D and the annual Council Tax amount is approximately £2,083.76 subject to confirmation from your legal representative.





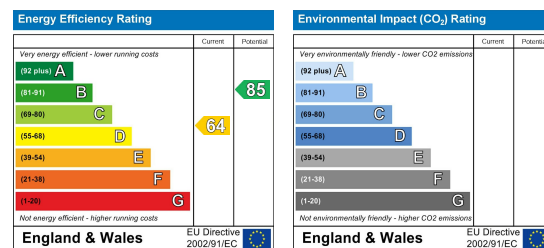
## Floor Plan



## 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.