



## Elizabeth Road

Moseley, Birmingham, B13 8QJ

Offers Over £650,000





Four bedroom detached family home located in this quiet cul-de-sac location on Elizabeth Road in Moseley. The property is located to offer excellent access to all the nearby points of interest including Cannon Hill park, Edgbaston cricket ground, MAC Theatre, Birmingham University and QE Hospital and excellent access into nearby Moseley Village with all of its well renowned amenities including shops, restaurants, bars and independent shops and transport links not too far away into the City Centre and the surrounding areas and upcoming local Train Stations. This lovely home is central heated and double glazed (where stated) and offers no upward chain and the following well planned accommodation comprises of; front driveway, entry porch, hallway, through lounge with patio doors leading to rear garden, kitchen/diner, downstairs WC and integral garage and a lovely rear garden. To the first floor there are four bedrooms and a bathroom. Energy Efficiency Rating D. To arrange your viewing to fully appreciate this lovely family home please call our Moseley office.



#### Approached

The property is approached via a driveway providing off street parking leading to a double glazed door opening into:

#### Porch

With lino to flooring, double glazed windows to the front and side aspects and wooden door with an opaque window opening into:

#### Hallway

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

#### Ground Floor WC

With tiled flooring, central heating radiator, ceiling light point, extractor fan, low flush push button WC and wall mounted corner wash hand basin with mixer tap.

#### Open Plan Dining/Living Room

24'4" x 11'11" (7.42 x 3.64)

Dining area with double glazed bay window to the front aspect, ceiling light point with decorative ceiling rose, coving to ceiling, central heating radiator and open walkway into living area. With ceiling light point with decorative ceiling rose, coving to ceiling, two central heating radiators and double glazed French doors with accompanying side and above windows giving views and access to the rear garden.

#### L-Shaped Kitchen/Diner

15'9" x 8'6" x 13'8" (4.82 x 2.6 x 4.19)

With laminated wood effect floor covering, central heating radiator, recessed spots to ceiling, double glazed window to the rear aspect and walkway into kitchen. With continued laminate wood effect flooring, further double glazed window to the rear aspect, recessed spots to ceiling, a selection of wall and base units with work surface over incorporating stainless steel sink and drainer with hot and cold mixer tap, tiling to splash backs, integrated dishwasher, built-in induction hob, built-in cooker, microwave and grill, space for fridge freezer and double glazed door opening into:

#### Utility

With space facility for washing machine, door opening into garage and door opening out to the side access.

#### Garage

7'11" x 15'7" (2.43 x 4.76)

With wall mounted central heating boiler, wall mounted fuse board and door to the driveway.

#### First Floor Accommodation

From hallway stairs gives rise to the first floor landing with ceiling light point, loft access point and doors opening into:

### Bedroom One

11'11" x 11'11" to bay (3.64 x 3.64 to bay)

With double glazed bay window to the front aspect, recessed spots to ceiling and central heating radiator into bay.

### Bedroom Two

11'10" x 11'10" (3.63 x 3.63)

With double glazed window to the rear aspect, recessed spots to ceiling, built-in wardrobe and central heating radiator.

### Bedroom Three L-Shaped

7'11" x 14'10" x 5'3" with restricted head height (2.42 x 4.53 x 1.61 with restricted head height)

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

### Bedroom Four

10'4" x 6'8" (3.17 x 2.04)

With built-in over stairs storage cupboard, ceiling light point, central heating radiator and double glazed window to the front aspect.

### Bathroom

8'5" x 7'10" (2.59 x 2.40)

With a three piece white contemporary bathroom

suite comprising push button low flush WC, sink in vanity unit with hot and cold mixer, p-shaped bath with hot and cold mixer with mains shower over, tiling to walls, wall mounted heated towel rail, ceiling light point, ceiling mounted extractor fan and tiled floor covering.

### Rear Garden

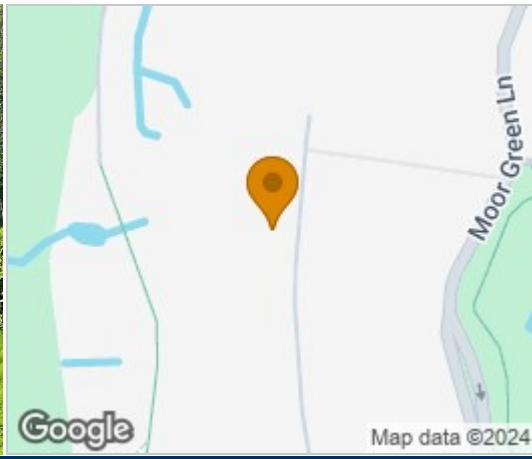
With a paved patio and steps leading down to lawn are with shrubs and plants to borders.

### Council Tax Band

According to the Direct Gov website the Council Tax Band for 48 Elizabeth Road Moseley, Birmingham, B13 8QJ is band E and the annual Council Tax amount is approximately £2,546.82, subject to confirmation from your legal representative.







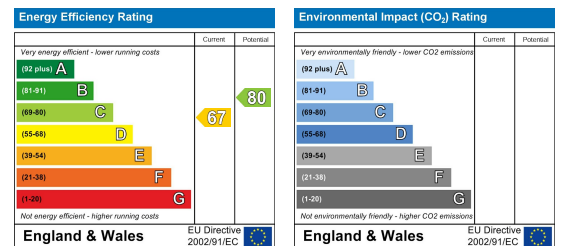
## Floor Plan



## 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.