



21 Mulberry Drive

off St Agnes Road, Moseley, B13 9PL

Offers Over £375,000



****LOVELY CRICKET PITCH VIEWS*** Well presented three bedroom end-terrace home located in this lovely, quiet location in Moseley. Offering excellent access to all of the nearby amenities including Moseley Village with all of its associated amenities including coffee shops, cafes, restaurants, shopping facilities and also being close to the local transport links for access into the City Centre and upcoming Moseley Train Station and close links to Cannon Hill Park, QE Hospital and MAC Theatre this wonderful home offers no upward chain and benefits from central heating and double glazing. The further accommodation consists of; communal parking, front fore gardens, entrance hallway, kitchen/diner, downstairs WC, utility area/sider return, spacious lounge with access to a well maintained rear garden. To the first floor there are three bedrooms and a bathroom. Energy Efficiency Rating C. To arrange your viewing to fully appreciate the accommodation on offer please contact our Moseley office.



Approach

The property is approached via a decorative fore garden with decorative trees, plants and shrubs and a paved pathway leading to a front entry UPVC double glazed opaque door opening into:

Hallway

With laminate wood effect flooring, two ceiling light points, central heating radiator, stairs giving rise to the first floor landing, door opening into under stairs storage cupboard with ceiling light point, door opening into storage cupboard providing useful storage and doors opening into:

Ground Floor WC

2'7" x 7'3" (0.79 x 2.23)

With lino to flooring, wall mounted sink with mixer tap over, low flush WC, central heating radiator, double glazed window to the front aspect and ceiling light point.

Utility and Storage Area

4'7" x 29'11" (1.40 x 9.12)

With space for washing machine, sink and drainer with mixer tap, door giving access to the front aspect, glazed door to the rear aspect and ceiling light point.

Kitchen

10'2" x 11'1" (3.12 x 3.38)

With central heating radiator, ceiling light point, continued laminate to flooring, door opening into storage cupboard//pantry providing useful storage, a selection of wooden wall and base units with marble effect work surfaces incorporating one and a half bowl sink and drainer with mixer tap over, built-in gas hob with extractor over, built-in cooker, space for fridge and freezer and dishwasher, ceiling light point and double glazed window to the front aspect and central heating radiator.

Living Room

25'5" max x 15'5" max (7.77 max x 4.72 max)

With ceiling light point, coving to ceiling, engineered oak wood effect flooring, two central heating radiators, double glazed patio doors giving access to the rear garden and double glazed window overlooking the rear aspect.

First Floor Accommodation

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

Bedroom One

13'8" x 11'4" (4.19 x 3.46)

With double glazed window to the rear aspect giving views of the cricket pitch, built-in wardrobes, laminate to flooring, ceiling light point, coving to ceiling and central heating radiator.

Bedroom Two

10'3" x 11'4" (3.14 x 3.46)

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

Bedroom Three

10'9" x 7'4" (3.28 x 2.25)

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

Bathroom

7'4" x 7'2" (2.24 x 2.20)

With lino to flooring, tiled surround, double glazed opaque window to the front aspect, three piece bathroom suite comprising low flush WC, wash hand

basin on pedestal with mixer tap over, panel bath with mixer tap over and wall mounted shower over, door opening into over overt stairs storage cupboard housing 'Vaillant' combi boiler, ceiling light point and central heating towel rail.

Rear Garden

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

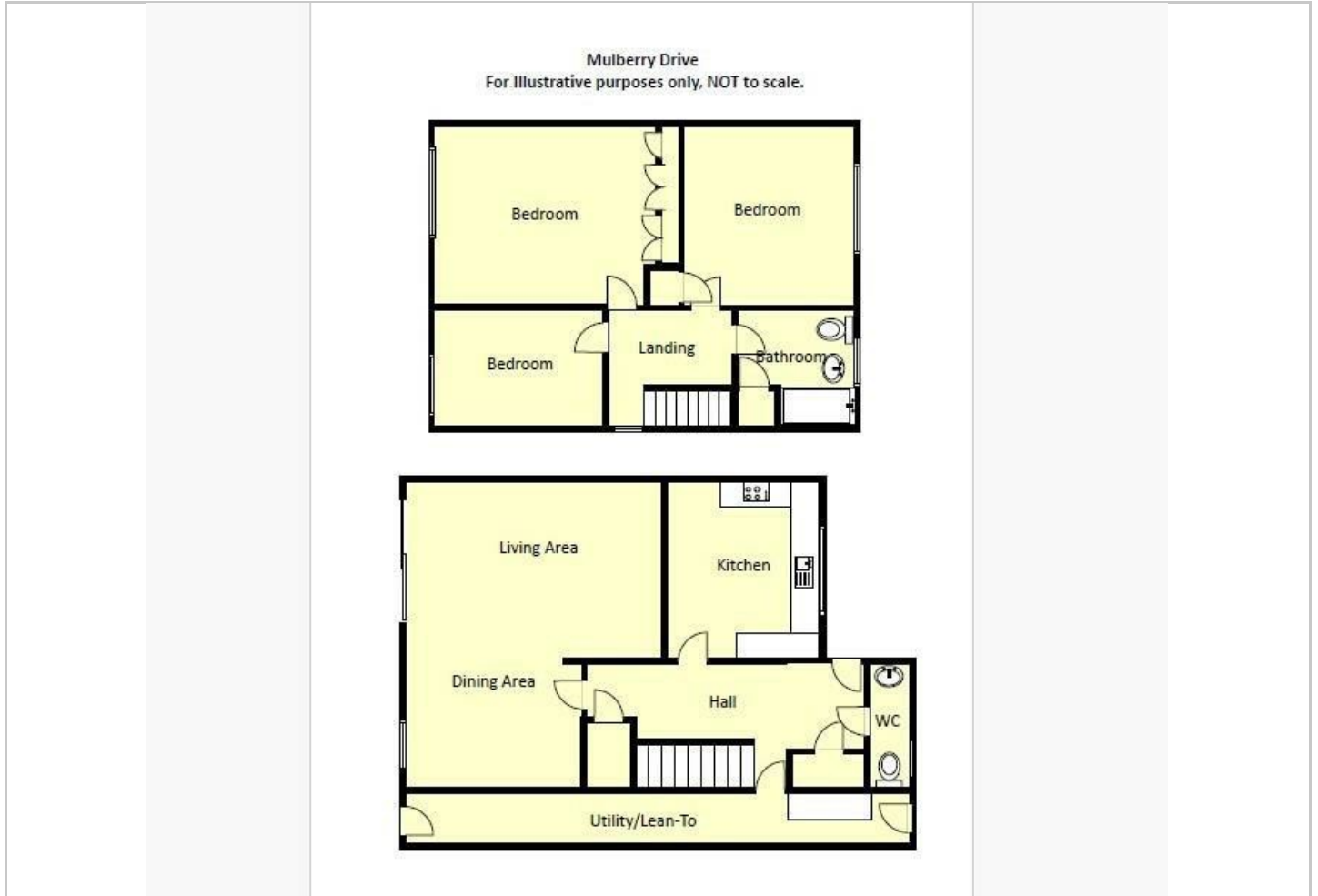
Council Tax Band

According to the Direct Gov website the Council Tax Band for 21, Mulberry Drive off St Agnes Road, Moseley, West Midlands, B13 9PL is band C and the annual Council Tax amount is approximately £1,852.23 subject to confirmation from your legal representative.





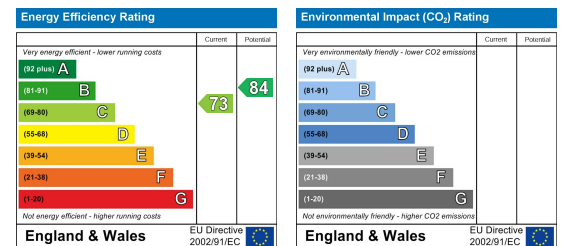
Floor Plan



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.