



47 Moor Green Lane

Moseley, Birmingham, B13 8NE

Auction Guide £600,000



SOLD VIA THE MODERN METHOD OF AUCTION Lovely four bedroom detached family home located in this popular location on Moor Green Lane in Moseley The property is located to offer excellent access to all the nearby points of interest including Cannon Hill park, Highbury Park, Edgbaston Cricket Ground, MAC Theatre 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 plus both of the upcoming Moseley and Kings Heath train stations. This amazing home has central heating and no upward chain and the following well planned accommodation comprises of; front driveway for multiple cars, hallway, two reception rooms, dining room, kitchen, side utility area with separate WC and access to lovely rear garden. To the first floor there are four bedrooms, bathroom and a separate WC. Energy Efficiency Rating E. To arrange your viewing to fully appreciate the accommodation on offer, please call our Moseley office or feel free to visit the website for more information.



Auction Information

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).

If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack which you must view before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.

Approach

The property is approached via a tarmacadam driveway with front lawn turfed area with decorative shrubs to frontage leading to inner porch area leading to wooden front entry door with opaque single glazed window opening into:

Hallway

With exposed wooden beams, two ceiling light points, central heating radiator, wooden cladding, picture rail, stairs giving rise to the first floor accommodation, under stairs storage cupboard, single glazed window with secondary glazing to the front aspect and doors opening into:

Reception Room One

13'8" max x 19'3" into bay (4.19 max x 5.88 into bay)

With double glazed bay window to the front aspect, ceiling light point, exposed wooden beams, feature fireplace with wooden and mahogany surround and central heating radiator.

Reception Room Two

12'3" x 15'7" into bay (3.75 x 4.75 into bay)

With single glazed bay window to the rear aspect, central heating radiator and ceiling light point and single glazed door leading to rear garden.

Reception Room Three

12'9" x 10'4" (3.91 x 3.16)

With double glazed window to the rear aspect, central heating radiator, ceiling strip light, original fireplace with tiled surround and single glazed door opening into:

Kitchen

6'2" x 13'7" (1.90 x 4.16)

With wall and base units, stainless steel sink and drainer with mixer tap over, incorporating 'AEG' cooker, hob and extractor, double glazed windows to the front and rear aspects, single glazed window to the side aspect, ceiling extractor fan, ceiling light point, wall mounted Worcester combination boiler, lino to flooring and wooden door opening into:

Utility

9'8" x 10'8" min x 18'1" max (2.97 x 3.27 min x 5.52 max)

With double glazed window with an accompanying patio door giving access to the rear garden, wall mounted Belfast sink with two taps over, space for fridge freezer and washing machine, tiling to flooring, ceiling strip light and door opening into:

Ground Floor WC

5'3" x 3'2" (1.61 x 0.99)

With continued tiling to floor, low flush WC, ceiling light point and ceiling window.

Storage Cupboard

6'11" x 11'7" (2.13 x 3.55)

With double glazed windows to side and rear aspect, useful storage and two ceiling light points.

First Floor Accommodation

From Hallway stairs gives rise to the first floor landing with ceiling light point, decorative double glazed window to the front aspect, loft access point and doors opening into:

Bedroom One

10'3" x 10'9" (3.14 x 3.28)

With double glazed window to the rear aspect, ceiling light point, picture rail, decorative fireplace and useful storage cupboard.

Bedroom Two

8'9" x 8'8" (2.67 x 2.65)

With double glazed window overlooking the playing fields to the front aspect, ceiling light point, central heating radiator and door opening into useful storage cupboard,

Bedroom Three

15'3" x into bay 1236'10" (4.67 x into bay 377)

With double glazed window to the side aspect, double glazed bay window to the rear aspect, sink on pedestal with two taps over, two ceiling light points, central heating radiator and built-in wardrobes providing useful storage.

Bedroom Four

19'3" into bay x 1227'0" (5.88 into bay x 374)

With double glazed bay window to the front aspect, two central heating radiators, two ceiling light points and double glazed window to the side aspect.

Bathroom

10'4" x 6'3" (3.16 x 1.92)

With low flush WC, bidet with mixer tap, sink on pedestal with mixer tap over, panel bath with two taps over, walk-in shower cubicle with shower over, ceiling light point, central heating radiator, tiling to splash backs, double glazed opaque windows to the side and rear aspect ceiling light point and door opening into airing cupboard providing useful storage.

Separate WC

2'10" x 3'8" (0.88 x 1.13)

With low flush WC, double glazed opaque window to the side aspect and ceiling light point.

Detached Garage

Rear Garden

With a paved pathway to the front and rear garden with lawn turfed area with mature shrubs and trees to borders and fencing surround and side garage.

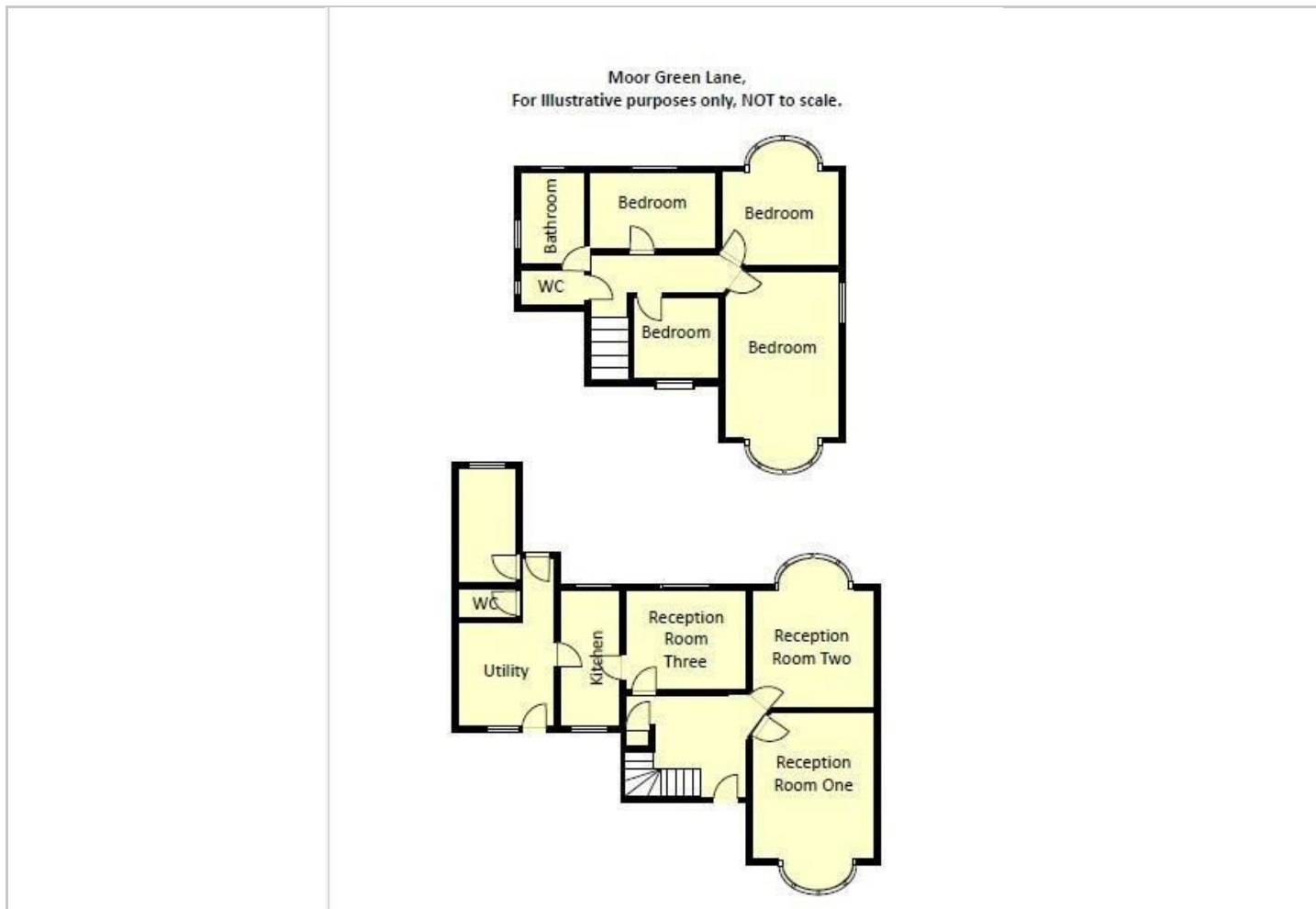
Council Tax Band

According to the Direct Gov website the Council Tax Band for 47 Moor Green Lane Moseley, Birmingham, West Midlands, B13 8NE is band G and the annual Council Tax amount is approximately £3,472.93 subject to confirmation from your legal representative.





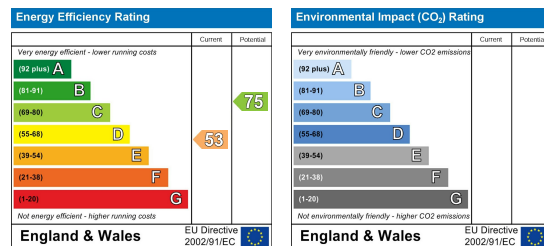
Floor Plan



Viewing

Please contact our Rice Chamberlains 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.