



49 Webb Lane

Hall Green, Birmingham, B28 0ED

Offers Over £370,000



****LOVELY THREE BEDROOM FAMILY HOME IN QUIET LOCATION**** Three bedroom semi-detached family home in this quiet location on Webb Lane in Hall Green. Ideally located to all the local schools, shops, parks and transport links to Moseley, Kings Heath, Hall Green and the City Centre. The accommodation offered briefly comprises: front driveway, porch, hallway, two reception rooms, kitchen, garage/utility room and access to an amazing rear garden. To the first floor there are three bedrooms and a bathroom. The property further benefits from double glazing (where stated) and central heating. To fully appreciate this lovely home please contact our Moseley office to arrange a viewing. Energy Efficiency Rating D.



Approach

The property is approached via a stoned chipped driveway with space for multiple cars and lawn turfed frontage with mature trees and leading to UPVC door with accompanying window opening into:

Porch

With ceiling light, quarry flooring and wooden door with original stained glass window and a further accompanying side stained glass window opening into:

Hallway

With central heating radiator, picture rail, stairs giving rise to the first floor landing, ceiling light point, door opening into under stairs storage providing useful storage, Amtico flooring and coving to ceiling opening into:

Reception Room One

16'0" into bay x 13'1" (4.90 into bay x 3.99)

With double glazed bay window to the front aspect, gas central heating radiator, picture rail, wall mounted light point, original fireplace with tiled surround, hearth and wooden mantle piece and coving to ceiling.

Reception Room Two

10'11" x 16'9" into bay (3.34 x 5.13 into bay)

With double glazed bay window with accompanying door giving access to the rear garden, ceiling light point, picture rail, coving to ceiling, gas central heating radiator, exposed wooden floorboards and original fireplace with tiled surround, hearth and wooden mantle piece.

Kitchen

8'10" x 16'2" (2.70 x 4.95)

With tiled flooring, wooden wall and base units with solid oak surfaces, Belfast style one and a half bowl sink and drainer with mixer tap over, tiling on splash backs, space for cooker with extractor over, built-in dishwasher, coving to ceiling, two ceiling light points, original fireplace with hearth, wall mounted combination boiler, single glazed original side stained glass window, double glazed window to the rear aspect, central heating radiator, opaque single glazed window to the side aspect, door opening into pantry with ceiling light point, further storage, single glazed opaque window overlooking the garage, and two ceiling light point, then door opening into:

Garage/Utility

7'8" x 31'2" (2.34 x 9.50)

With doors opening to the front aspect, ceiling light point, ceiling strip light, sky light windows, single glazed window with single glazed wooden door giving access to the rear garden, work surface and space for washer/dryer.

First Floor Accommodation

From hallway stairs gives rise to the first floor landing with original stained glass window overlooking the side aspect, picture rail, loft access point, coving to ceiling, ceiling light point and doors opening into:

Bedroom One

12'0" x 13'2" (3.67 x 4.03)

With coving to ceiling, picture rail, ceiling light point, central heating radiator, original fireplace with tiled hearth and double glazed window to the front aspect.

Bedroom Two

11'10" x 10'11" (3.63 x 3.33)

With picture rail, coving to ceiling, ceiling light point, original fireplace with tiled hearth, central heating radiator and double glazed window to the rear aspect.

Bedroom Three

8'7" x 8'11" (2.62 x 2.72)

With original style fireplace, double glazed window to the rear aspect, exposed wooden floorboard, ceiling light point and central heating radiator, and coving to ceiling.

Bathroom

With roll top bath, high flush WC, sink on pedestal and double glazed window to the front aspect and gas central heating radiator.

Rear Garden

With a paved patio area leading to a landscaped decorative garden with lawn turfed area, bedding area with mature trees, shrubs and plants leading to the rear of the garden with further mature trees, plants and shrubs.

Council Tax Band

According to the Direct Gov website the Council Tax Band for 49, Webb Lane Hall Green, Birmingham, B28

OED is band D and the annual Council Tax amount is approximately £2,083.76, subject to confirmation from your legal representative.





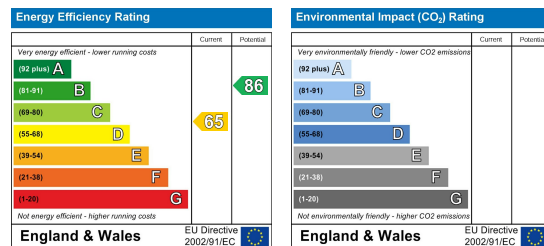
Floor Plan



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



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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.