



58 Billesley Lane

Moseley, Birmingham, B13 9QS

Offers In The Region Of £850,000



LOVELY EXTENDED FIVE BEDROOM DETACHED FAMILY HOME Located on Billesley Lane in one of Moseley's most sought-after, leafy areas within Moseley Triangle and St Agnes Conservation Area and offers charming five bedroom accommodation over three floors. Offering lovely period charm and contemporary finish and ideally located for Moseley and Kings Heath's amenities including shops, cafes and restaurants, excellent local schools including Moseley C of E and King Edward VI Camp Hill grammar schools, transport links to the City Centre, with the new Moseley Railway Station just a short walk away. In brief the accommodation consists of: front driveway, entrance hall with original flooring, front reception room, downstairs WC, utility room, rear reception room, snug and extended and re-fitted kitchen diner with bi-folding doors opening to a landscaped rear garden. To the first floor there are four bedrooms with bedroom one benefiting from an en-suite shower room and separate family bathroom and further stairs raising to the second floor with a further bedroom and storage options. The property also benefits from double glazing (where stated) and central heating. Energy Efficiency Rating D. To arrange your viewing of this lovely family home please call our Moseley branch.



Approach

The property is approached via a front driveway with stone chippings leading to inner porch area with a front composite door opening into:

Hallway

With wooden parquet flooring, central heating radiator, picture rail, decorative cornice to ceiling, ceiling light point, original style fireplace, double glazed opaque window to the side aspect, two ceiling light points, stairs giving rise to the first floor landing and doors opening into:

Reception Room One

18'4" x 13'4" (5.60 x 4.07)

With exposed wooden floorboards, double glazed bay window to the front aspect with shutters, decorative cornice to ceiling, ceiling light point, central heating radiator and original style fireplace with tiled surround, hearth and wooden mantle piece.

Open Plan Reception Room Two

14'11" x 14'10" total area 23'3" max 15'0" (4.57 x 4.54 total area 7.09 max 4.58)

With exposed wooden floorboards, two ceiling light points, decorative coving to ceiling, original style fireplace with tiled surround, hearth and wooden mantle piece, two central heating radiators and open walkway into: With a further ceiling light point and opening into:

Play Area

11'11" x 7'4" (3.65 x 2.24)

With a further ceiling light point and opening into:

Kitchen/Diner

25'1" x 12'0" (7.66 x 3.66)

With wooden effect to flooring with under floor

heating, wall and base units, marble effect work surfaces, one and a half bowl sink and drainer with mixer tap over, 'Rangemaster' cooker with extractor over, built-in fridge freezer, built-in dishwasher, two roof windows, ceiling light points, double glazed window to the rear aspect, bi-folding doors leading out to the rear garden and open walkway into:

Snug Area

13'2" x 9'5" (4.02 x 2.88)

With wall and ceiling light points, built-in storage providing useful storage, continued wood effect flooring with under floor heating and further door opening into:

Utility

6'8" x 10'7" (2.04 x 3.23)

With tiling to flooring, double glazed window to the side aspect, ceiling light point, wall and base units with marble effect work surfaces incorporating one and a half bowl stainless steel sink and drainer with mixer tap over, space for washing machine, space for fridge freezer, door opening into cupboard housing 'Vaillant' combination boiler and door opening into:

Ground Floor WC

5'9" x 4'5" (1.77 x 1.37)

With low flush WC, wall mounted sink with mixer tap over, double glazed opaque window to the side aspect and ceiling light point.

First Floor Accommodation

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

Bedroom One

10'9" x 23'3" (3.29 x 7.10)

With double glazed window overlooking the rear aspect, ceiling light point, original style fireplace with tiled hearth and wooden mantle piece, built-in wardrobe providing useful storage and door opening into:

En-Suite Shower Room

4'9" x 8'2" (1.47 x 2.50)

With low flush WC, sink on pedestal with mixer tap over, shower cubicle with shower over, wall mounted extractor fan, ceiling light point, tiled flooring and central heated towel rail.

Bedroom Two

18'4" x 12'4" (5.61 x 3.78)

With double glazed bay window to the front aspect, built-in wardrobes to alcoves, feature fireplace with tiled surround, hearth and wooden mantle piece, ceiling light point, picture rail and central heating radiator.

Bedroom Three

13'6" x 14'4" (4.12 x 4.38)

With double glazed window to the rear aspect, central heating radiator, built-in wardrobes to alcoves, feature fireplace with tiled hearth and wooden mantle piece and ceiling light point.

Bedroom Four

12'9" x 11'5" (3.91 x 3.49)

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

Bathroom

6'8" x 11'4" (2.05 x 3.47)

With double glazed opaque window to the side aspect, central heating towel rail, ceiling light point, wall mounted extractor fan, bath with mixer tap and shower attachment above, low flush WC, sink on pedestal with mixer tap over, ceiling light point, tiling to flooring and tiled surround.

Top Floor

From the first floor landing stairs gives rise to the top floor with wall mounted light point and further door opening into:

Bedroom Five

5'8" x 25'2" (1.75 x 7.68)

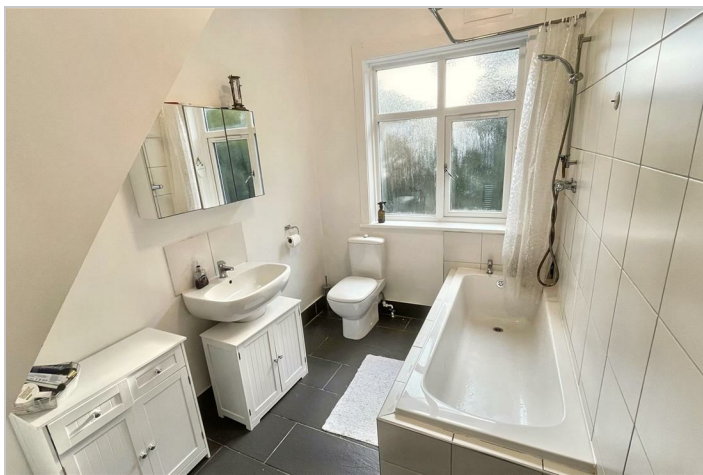
With central heating radiator, double glazed window to the rear aspect and eaves space providing useful storage.

Rear Garden

A landscaped rear garden with front to rear access, paved patio area leading to steps to lawn turfed area, fencing and mature trees to borders, further rear garden with lawn turfed area and being used as a meadow.

Council Tax Band

According to the Direct Gov website the Council Tax Band for 58 Billesley Lane, Moseley, Birmingham, B13 9QS is band G and the annual Council Tax amount is approximately £3,472.93 subject to confirmation from your legal representative.





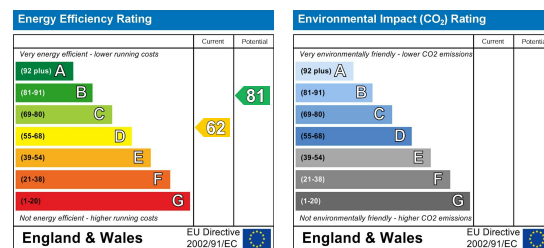
Floor Plan



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



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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.