



## 79 Billesley Lane

Moseley, Birmingham, B13 9QX

Offers In The Region Of £775,000





**WONDERFUL FIVE BEDROOM SEMI-DETACHED FAMILY HOME WITH NO UPWARD CHAIN\*** Lovely semi-detached five bedroom family home set within one of Moseley's most sought-after, leafy areas within Moseley Triangle and St Agnes Conservation Area located on Billesley Lane. Offering a plethora of period, character features alongside some excellent contemporary additions this lovely family home is perfectly positioned for all the area has to offer 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, porch, entrance hall, two reception rooms, open-plan kitchen/diner with access to a landscaped rear garden, downstairs shower room and utility. On the first floor there are four bedrooms with one benefiting from an en-suite shower room and a re-fitted family bathroom and stairs raising to the second floor with a further bedroom. The property also benefits from double glazing (where stated), central heating and offers no upward chain. 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 driveway providing parking for multiple cars with lawn area to the front with mature trees and shrubs, front to rear access of the property and leads to a composite front entry door with accompanying double glazed windows opening into:

### Porch

With tiled flooring, ceiling light point and wooden door with original style windows opening into:

### Hallway

With wood effect flooring, ceiling light point, central heating radiator, stairs giving rise to the first floor accommodation and doors opening into:

### Front Reception Room

15'11" into bay x 12'11" (4.87 into bay x 3.96)

With double glazed bay window to the front aspect, central heating radiator, gas fire with surround and mantle piece, ceiling light point and picture rail.

### Rear Reception Room

12'0" x 11'11" (3.68 x 3.64)

With double glazed windows and patio doors giving access out to the rear garden, central heating radiator and ceiling light points.

### Open Plan Kitchen/Diner

18'11" x 27'10" (5.77 x 8.50)

With wooden effect lino flooring, central heating radiator, ceiling spotlights, double glazed bi-folding patio doors leading out to the rear garden, a selection of base units with marble effect work surfaces, breakfast island, gas hob with extractor over, built-in Hotpoint double oven, dishwasher and fridge freezer, space for fridge freezer, stainless steel sink and

drainer with mixer tap over, double glazed windows to the side and rear aspect, ceiling spotlights, further double glazed opaque patio door giving access to the side aspect and door opening into:

### Storage Area

7'9" x 4'11" (2.37 x 1.52)

With lino to flooring and door opening into:

### Ground Floor Shower Room

3'2" x 7'4" (0.97 x 2.25)

With ceiling light point, double glazed opaque window to the side aspect, walk-in shower cubicle with 'Mira' shower over, low flush WC, sink in vanity unit with mixer tap over, tiling surround, central heating radiator, wall mounted extractor fan and door opening into:

### Utility Area

4'8" x 8'5" (1.43 x 2.59)

With tiling to flooring, double glazed window to the side aspect, wall and base units with marble effect work surfaces, space for washer and dryer, wall mounted combination boiler and ceiling light point.

### First Floor Accommodation

From hallway stairs gives rise to the first floor landing with further staircase leading to the top floor, ceiling light point and doors opening into:

### Bedroom One

12'7" x 12'7" into bay (3.85 x 3.86 into bay)

With double glazed bay window to the front aspect, ceiling light point, picture rail, central heating radiator and bi-folding doors opening into:

#### En-Suite Shower Room

2'10" x 9'2" (0.88 x 2.81)

With tiled flooring, tiling surround, low flush WC, sink on pedestal with mixer tap over, walk-in shower cubicle with shower attachment over, ceiling light point, ceiling extractor fan and wall mounted towel rail.

#### Bedroom Two

14'0" x 11'11" (4.28 x 3.65)

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

#### Bedroom Three

9'1" x 9'10" (2.78 x 3.01)

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

#### Bathroom

9'3" x 5'10" (2.84 x 1.80)

With tiled flooring, tiled surround, double glazed opaque window to the side aspect, four piece bathroom suite with low flush WC, bidet with mixer tap over, sink in vanity unit with mixer tap over, panel bath with mixer tap and rainfall shower over, ceiling spotlights, wall mounted extractor fan and central heating towel rail.

#### Bedroom Four

8'9" x 8'1" (2.69 x 2.47)

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

#### Top Floor Accommodation

From the first floor landing stairs gives rise to the top floor accommodation with Velux window, ceiling spotlights and door opening into:

#### Bedroom Five

10'5" x 10'5" both with restricted head height (3.19 x 3.18 both with restricted head height)

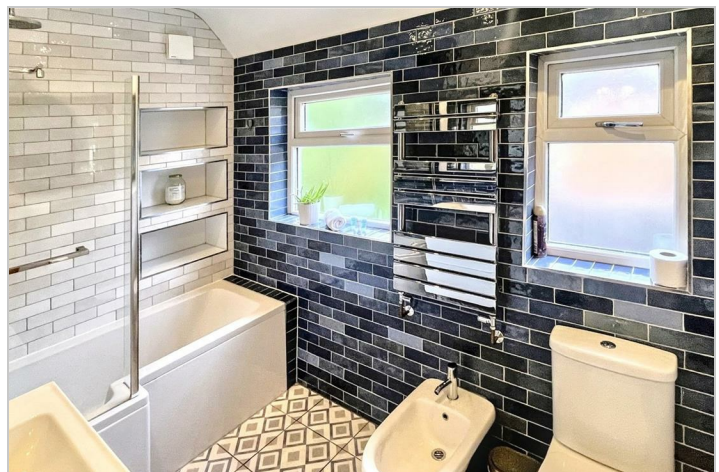
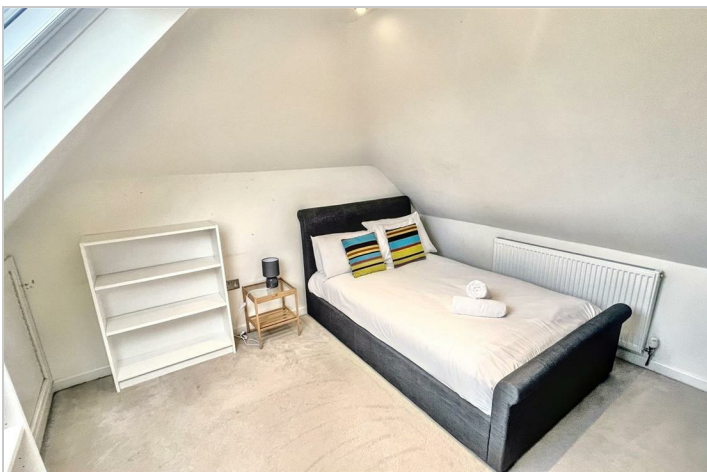
With central heating radiator, Velux window and eaves storage.

#### Rear Garden

With a paved patio area leading to lawn turfed area, further patio area and being finished with panel fencing, decorative trees and shrubs to borders.

#### Council Tax Band

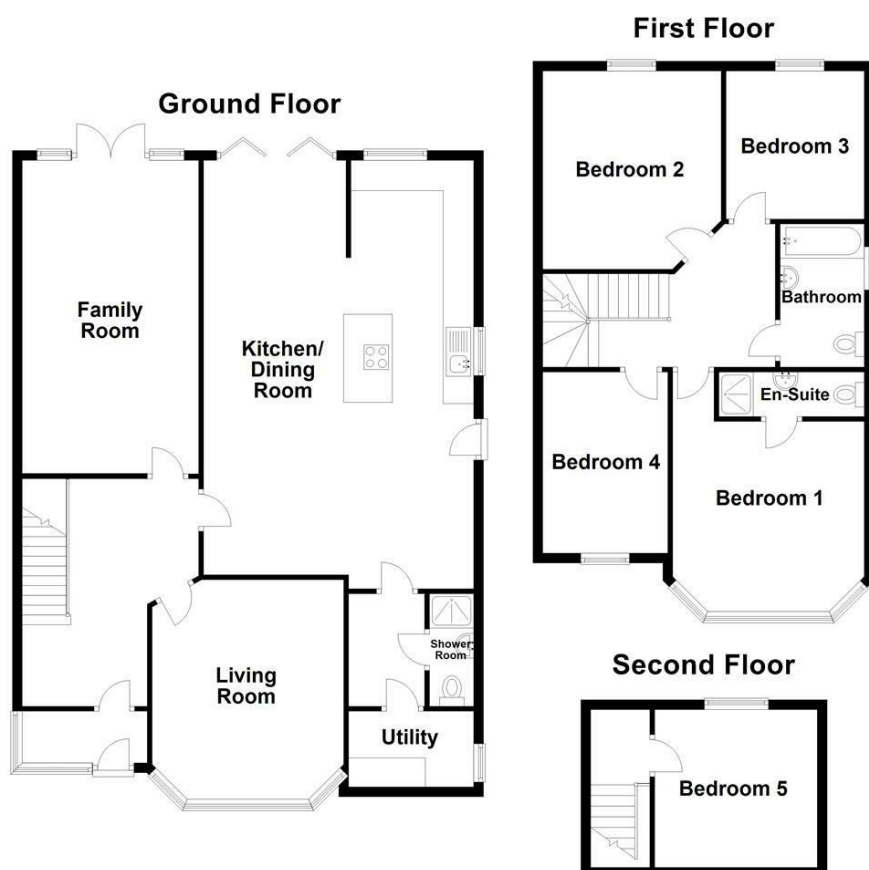
According to the Direct Gov website the Council Tax Band for 79, Billesley Lane Moseley, Birmingham, B13 9QX is band F and the annual Council Tax amount is approximately £3,009.87 subject to confirmation from your legal representative.







## Floor Plan

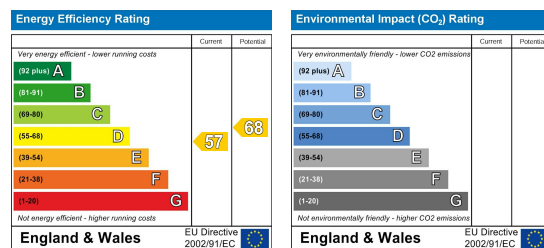


For illustration purposes only - not to scale

## 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.