



161 Billesley Lane

Moseley, Birmingham, B13 9RW

Offers Over £400,000



A rare opportunity to acquire this well positioned three bedroom, detached home with a superb outlook onto Moseley Golf club. This property occupies an elevated position on the road with plenty of driveway parking and a garage.

Entry to the property is through a porch which opens into a large lounge. This room leads through to a further reception room which would make an excellent home office. Kitchen offers plenty of room for reconfiguration and a pleasant view out onto the well tended, private garden. There is also useful storage space in the lean to at the side of the house.

Leading upstairs you will find three well-proportioned bedrooms, all of which enjoy private, green outlooks. The family bathroom with separate toilet offers good scope for improvement.

To the rear sits a low maintenance, well-tended garden with mature borders and a patio area. It benefits from a private and peaceful outlook.

In summary, this property represents an excellent opportunity for those looking to purchase on this well regarded road with a superb outlook and plenty of scope to modernise the property to suit personal tastes.

Located on the outskirts of Moseley, Billesley Lane is well positioned located to take advantage of all that this popular suburb has to offer with easy access to the high street which features a wide range of independent bars and eateries along with a wide range of supermarkets to meet individual needs.

Transport links are plentiful with great access to public transport and quick and convenient access to Birmingham's motorway network. Kings Heath Station on the new Camp Hill line is due to open in Autumn 2025 connecting to Birmingham New Street Station in 11 minutes.

Green space is plentiful in the suburb being just a stone's throw from Moseley Golf Club and being within easy reach of Highbury Park, Kings Heath Park and Billesley Common.

There is easy access to Birmingham International Airport, and The National Exhibition Centre. Birmingham University, The Medical School and the Queen Elizabeth Hospital complex are both within easy commuting distance. A wide range of schools for children of all ages are available in the vicinity, both in the private and state sector.

The property further benefits from no upward chain, central heating and double glazing (where stated) The EPC rating is C. Please contact the Moseley office to arrange your viewing.



Approach

The property is approached via a driveway providing off road parking for two cars leading to steps to an opaque door opening into:

Porch

With tiled flooring, UPVC windows and further door with an accompanying window to the side opening into:

Open Plan Living/ Dining Room

22'7" x 13'5" x 10'5" (6.89 x 4.09 x 3.18)

With stairs giving rise to the first floor landing, two ceiling light points, central heating radiator, double glazed window to the front aspect, gas fire with wooden surround and tiled hearth, door opening into kitchen/diner and glazed doors opening into:

Reception/Study Room

9'0" x 10'4" (2.76 x 3.16)

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

Kitchen/Diner

kitchen 9'0" x 10'11" diner 9'3" x 10'9" (kitchen 2.75 x 3.34 diner 2.84 x 3.29)

With vinyl flooring, two ceiling light points, central heating radiator, a selection of wall and base units with work surfaces over incorporating stainless steel sink and drainer with mixer tap over, four ring burner gas hob with extractor over, built-in oven and grill, integrated dishwasher, space for fridge freezer, tiled walls, double glazed window to the rear aspect, breakfast bar area and door opening into:

Lean-To

21'5" x 5'2" (6.53 x 1.60)

With walls lights, space for washing machine wood door giving access to the rear garden, UPVC frosted door to the front aspect and work surface.

First Floor Accommodation

From hallway stairs gives rise to the first floor landing with ceiling light point, loft access point, door opening into storage cupboard housing water tank and shelving and doors opening into:

Bedroom One

12'9" x 10'2" (3.89 x 3.11)

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

Bedroom Two

12'11" x 8'0" (3.95 x 2.45)

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

Bedroom Three

9'7" x 7'1" x 6'4" x 12'0" (2.93 x 2.17 x 1.94 x 3.68)

L-shaped with ceiling light point, central heating radiator and double glazed window to the rear aspect.

Separate WC

6'4" x 2'9" (1.94 x 0.85)

With vinyl flooring, ceiling light point, low flush WC, and double glazed obscured window to the rear aspect.

Bathroom

6'3" x 6'2" (1.93 x 1.89)

With panel bath with hot and cold taps and shower over, sink on pedestal, tiled walls to half height, double glazed obscured window to the rear aspect, central heating radiator and ceiling light point.

Garage

16'4" x 7'10" (5 x 2.41)

With a wall mounted Vaillant boiler, door to front aspect, light point and gas meter.

Rear Garden

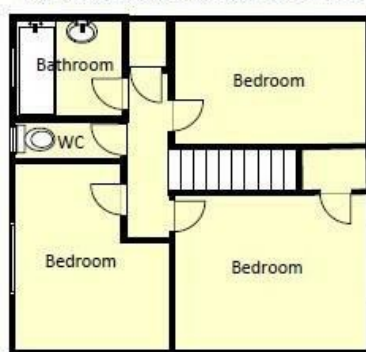
With a paved patio area leading to steps to a split level garden with lawns.





Floor Plan

Billesley Lane
For illustrative 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.

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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.

Energy Efficiency Graph

