



## 106 Green Road

Moseley, Birmingham, B13 9XE

Offers Over £695,000





**\*\*LOVELY SEMI-DETACHED FIVE BEDROOM FAMILY HOME IN QUIET MOSELEY LOCATION!!\*\*** We are delighted to offer to the market this well presented Five Bedroom family home in this most desirable of locations on Green Road in Moseley. Offering excellent access to all of the local amenities including coffee shops, bars, restaurants and shopping facilities, Moseley Bog and good transport links into the City Centre via Hall Green and the upcoming Moseley Train Station plus to close links to Kings Heath. In brief the accommodation on offer comprises; front driveway for multiple vehicles, two reception rooms, extended kitchen/diner, downstairs WC, converted garage with kitchen and access to a well maintained rear garden with a rear garden room. To the first floor there are four bedrooms, two bathrooms, study area and further stairs leading to the second floor with a fifth bedroom and en-suite bathroom. The property also benefits from central heating, underfloor heating and double glazing. Energy Efficiency Rating TBC. To arrange your viewing to fully appreciate the accommodation on offer please call our Moseley office.



### Approach

The property is approached via a paved driveway with lawn turfed area to the side leading to a wooden front entry door with accompanying double glazed opaque window opening into:

### Hallway

With two ceiling light points, porcelain wooden effect tiles, stairs giving rise to the first floor accommodation, door opening into under stairs storage cupboard providing useful storage and ceiling spot light point, under floor heating and further doors opening into:

### Reception Room One

11'4" x 14'4" (3.46 x 4.38)

With ceiling light point, wall mounted light points, double glazed bay window to the front aspect, under floor heating and gas fire with surround.

### Living/Dining Room

18'1" x 30'7" (5.52 x 9.33)

With under floor heating, ceiling spotlights, ceiling light point, Velux windows, electric fireplace with surround and mantle piece, double glazed patio doors opening out to the rear garden and single glazed door opening into:

### Kitchen

12'5" x 27'1" (3.81 x 8.28)

With a selection of matching wall and base units with work surfaces, built-in Whirlpool dishwasher, stainless steel sink and drainer with mixer tap over, integral Siemens cooker and microwave, HZH gas hob and extractor over, space for fridge freezer, breakfast area, double glazed bi-folding patio doors giving access to the rear garden, ceiling light point and ceiling spotlights.

### Lobby Area

With door opening into:

### Ground Floor WC

5'5" x 5'8" (1.66 x 1.75)

With under floor heating, tiling to flooring, low flush WC, sink on vanity unit with mixer tap and storage below, tiled surround, ceiling light point, wall mounted extractor and door opening into:

### Converted Garage

10'9" x 13'6" (3.29 x 4.12)

Currently utilised as a kitchen, tiled flooring, cream wall and base units, wooden effect work surfaces, space for Rangemaster cooker, hob and extractor, stainless steel sink and drainer with mixer tap over, electric up and over door and ceiling strip light.

### First Floor Accommodation

From hallway stairs gives rise to the first floor landing with ceiling light point, two central heating radiators, double glazed window to the front aspect, space for a study area with ceiling spotlights and doors opening into:

### Bedroom One

11'5" x 17'4" max (3.50 x 5.30 max)

With ceiling spotlights, ceiling light point, built-in wardrobes, central heating radiator and double glazed window to the rear aspect.

### Bedroom Two

10'7" x 17'1" (3.23 x 5.22)

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

### Bedroom Three

10'9" x 16'2" (3.28 x 4.94)

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

### Bedroom Four

11'5" x 14'3" (3.49 x 4.36)

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

### Bathroom

15'5" x 6'11" (4.70 x 2.13)

With a four piece white bathroom suite comprising walk-in shower cubicle with rainfall shower over, low flush WC, sink on unit with mixer tap over, jacuzzi bath with mixer tap over with shower above, central heated towel rail, tiling to flooring, tiled surround, double glazed opaque window to the rear aspect, ceiling light point and ceiling extractor fan.

### Shower Room

7'2" x 6'3" (2.19 x 1.91)

With tiling to flooring, tiled surround, low flush WC, sink in vanity unit with mixer tap over, central heated towel rail, shower attachment, ceiling light point, ceiling extractor fan and tiled flooring.

### Top Floor Accommodation

With ceiling light point and door opening into:

### Bedroom Five

20'6" x (6.26 x )

With Velux window to the front aspect, double glazed window

to the rear aspect, two central heating radiators, eaves storage, ceiling spotlight, door opening into storage cupboard housing the water tank, laminate to flooring, useful storage space and ceiling light point and further door opening into:

### En-Suite Bathroom

8'5" x 11'1" (2.57 x 3.40)

With a three piece white bathroom suite comprising sink in vanity unit with mixer tap over, low flush WC, bath with mixer tap and shower over, wall mounted extractor fan, ceiling light point, ceiling spotlight, central heating radiator, eaves storage and Velux window to the rear aspect.

### Rear Garden

With a paved patio area leading to lawn turfed area with decorative trees and shrubs to borders and fencing surround.

### Garden Room

17'1" x 25'11" (5.22 x 7.90)

With double glazed windows overlooking the rear garden, patio doors, water supply and light fitting etc, need to be finished.

### Council Tax Band

According to the Direct Gov website the Council Tax Band for 106 Green Road Moseley, Birmingham, B13 9XE is band D and the annual Council Tax amount is approximately £2,083.76 subject to confirmation from your legal representative.







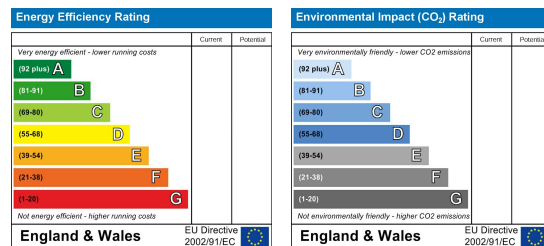
## Floor Plan



## Viewing

Please contact our 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.