



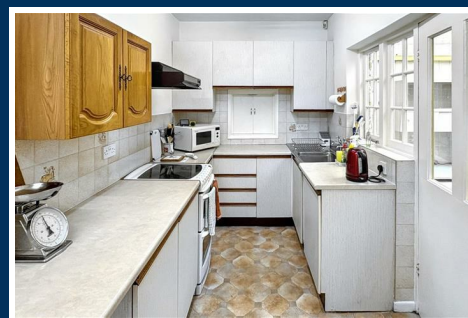
102 Salisbury Road

Moseley, Birmingham, B13 8JY

Offers Over £575,000



LOVELY FOUR BEDROOM DETACHED FAMILY HOME WITH AMAZING SCOPE IN A GREAT LOCATION WITH NO UPWARD CHAIN! Located on the Salisbury Road, this family home benefits from great local amenities, ranging from grocers, cafes, restaurants, pharmacies, Moseley Park and pool and local schools. The property itself offers a three car driveway on approach with a well maintained front yard. The ground floor comprises of a spacious hallway, two generous living rooms, kitchen/diner, downstairs wet room, utility space, boiler room, garage, side access to the rear and a delightful back garden. The first floor accommodation offers two double bedrooms and two single bedrooms, a family bathroom and separate w/c along with access to the loft. The Energy Efficiency rating is TBD. Call our Moseley office to arrange a viewing today!



Approach

The property is approached via a front driveway providing off street parking for multiple vehicles with a well maintained area leading to a front entry door opening into:

Porch

With ceiling light point and further door opening into:

Hallway

With central heating radiator, ceiling light point, under stairs storage and doors opening into:

Reception Room One

12'10" x 15'3" into bay (3.93 x 4.66 into bay)

With a bay windows to the front aspect, central heating radiator, three wall mounted lights, ceiling light point and fireplace.

Reception Room Two

11'11" x 16'4" (3.65 x 5)

With ceiling light point, two wall mounted light points, central heating radiator, feature fireplace and double glazed windows with and accompanying double glazed French door giving views and access to the rear garden.

Kitchen/Diner

With single glazed window with secondary glazing to the rear aspect, central heating radiator, vinyl flooring, wall and base units incorporating sink and drainer with hot and cold taps, space for cooker, two ceiling light points, pantry providing useful storage and doors opens into:

Ground Floor Wet Room

I-shaped 8'9" x 3'11" x 8'10" x 2'7" (I-shaped 2.68 x 1.20 x 2.71 x 0.80)

With low level WC, wall mounted wash hand basin with hot and cold taps, tiling to walls, two double glazed opaque windows to the side aspect, Triton powered shower and tiled flooring.

Utility

8'5" x 7'1" (2.58 x 2.18)

With space facility for washing machine, dryer and fridge freezer, wash hand basin with hot and cold taps and door opening into a boiler room with ceiling light point and further door opening into rear garden:.

Garage

17'6" x 8'6" (5.35 x 2.61)

With ceiling light point and double door giving access to the front driveway.

Rear Garden

Being access from the rear reception rooms leads out to a patio area with steps leading up to a lawned area being well maintained with various shrubs.

First Floor Accommodation

With stairs giving rise to the first floor landing with loft access point with pull down ladder and doors opening into:

Bedroom One

12'11" x 15'8" (3.95 x 4.80)

With ceiling light point, bay window with secondary glazing to the front aspect, wash hand basin and central heating radiator.

Bedroom Two

13'10" x 12'0" (4.24 x 3.66)

With central heating radiator, single glazed window with secondary glazing to the rear aspect, wash hand basin and ceiling light point.

Bedroom Three

8'11" x 9'11" (2.72 x 3.03)

With single glazed window with secondary glazing to the rear aspect, ceiling light point, built-in wardrobe space, and central heating radiator.

Bedroom Four

8'11" x 10'0" x 8'4" (2.74 x 3.05 x 2.56)

With single glazed window with secondary glazing to the front aspect, ceiling light point and central heating radiator.

Bathroom

6'0" x 6'10" (1.85 x 2.09)

With a panel bath with shower over, wash hand basin with mixer tap, central heating radiator, double glazed opaque window to the side aspect, central heating radiator, towel rail and tiled walls.

Separate WC

2'6" x 6'10" (0.78 x 2.10)

With ceiling light point, double glazed window to the rear aspect and high flush WC.

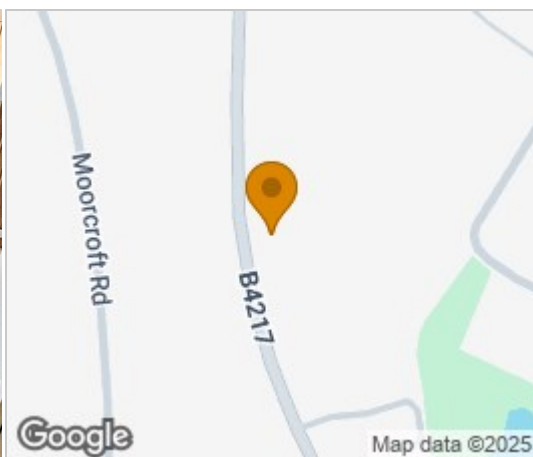
Rear Garden

With patio space, mature shrubberies and a well maintained lawn, you also have further steps leading further into your garden.

Council Tax Band

According to the Direct Gov website the Council Tax Band for 102 Salisbury Road Moseley, Birmingham, B13 8JY is band F and the annual Council Tax amount is approximately £3,231.22, subject to confirmation from your legal representative.





Floor Plan

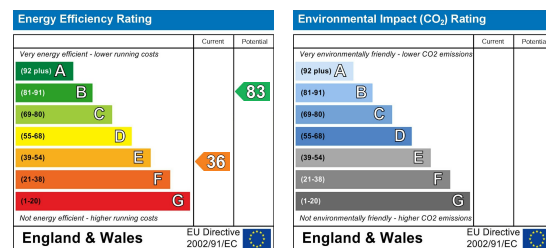
Salisbury Road - NOT TO SCALE - For illustrative purposes only



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



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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.