



58 School Road

Moseley, Birmingham, B13 9SW

Offers Over £500,000



****FOUR BEDROOM DETACHED FAMILY HOME IN THIS PRIME LOCATION IN MOSELEY!!**** We are delighted to offer to the market this traditional four bedroom detached home located in a prime location in Moseley on a traffic-calmed road.

Offering excellent access to both Kings Heath and Moseley Village centres including cafes, bars, restaurants and shopping facilities, and nearby schools including Moseley C of E primary. There are good transport links into the city centre, soon to be enhanced by the reopening of Moseley Village and Kings Heath train stations. The property does require modernisation in some areas and benefits from majority double glazing (where stated) and central heating and the accommodation briefly comprises of: front fore driveway, good size reception hall, two reception rooms, kitchen/diner room, garage and access to a landscaped rear garden. To the first floor the property offers four bedrooms and a bathroom. Energy Efficiency Rating TBC. To arrange your viewing to fully appreciate the accommodation on offer please contact our Moseley office.



Approach

The property is approached via a tarmac driveway with a side lawn turfed area with decorative plants and shrubs to borders leading to a wooden glazed front entrance door opening into:

Porch

With quarry style tiled flooring, ceiling light point and original wooden door with accompanying stained glass window opening into:

Hallway

With laminate to flooring, stairs giving rise to the first floor accommodation, central heating radiator and doors opening into:

Reception Room One

10'9" x 14'3" (3.30 x 4.36)

With coving to ceiling, ceiling light point, double glazed bay window to the front aspect and continued laminate to flooring.

Reception Room Two

18'2" x 10'9" (5.56 x 3.29)

With double glazed window with accompanying double glazed patio door giving access to the rear garden, central heating radiator, ceiling light point, wall mounted light points, coving to ceiling, decorative fireplace with tiled surround and original tiled surround and hearth and wooden mantle piece and open walkway into:

Kitchen/Diner

14'4" max x 7'6" min x 14'3" max x 11'2" (4.39 max x 2.30 min x 4.35 max x 3.42)

With ceiling light point, double glazed opaque window to the side aspect, two central heating radiators, a selection of wooden wall and base units with marble effect work surfaces incorporating one and a half bowl sink and drainer with hot and cold mixer tap, space for cooker and fridge freezer, laminate to flooring, ceiling light point, tiling to splash backs and double glazed window to the rear aspect.

First Floor Accommodation

Stairs gives rise to the first floor landing with double glazed window to the front aspect, picture rail, loft access point, ceiling light point, door opening into airing cupboard providing useful storage and further doors opening into:

Bedroom One

14'2" into bay x 10'7" (4.34 into bay x 3.23)

With double glazed bay window to the front aspect, picture rail, ceiling light point, central heating radiator and door opening into wardrobe providing useful storage.

Bedroom Two

10'10" x 13'4" (3.31 x 4.07)

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

Bedroom Three

11'5" x 7'11" (3.49 x 2.43)

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

Bedroom Four

8'0" x 8'2" (2.45 x 2.51)

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

Bathroom

8'3" x 5'7" (2.52 x 1.72)

With lino to flooring, central heating towel rail, double glazed opaque window to the rear aspect, walk-in shower cubicle with 'Mira' shower over, ceiling light point and sink on pedestal with mixer tap over.

Separate WC

2'10" x 4'7" (0.87 x 1.41)

With lino to flooring, low flush WC, opaque double glazed window to the side aspect, ceiling light point and central heating radiator.

Garage

8'1" x 15'8" (2.48 x 4.78)

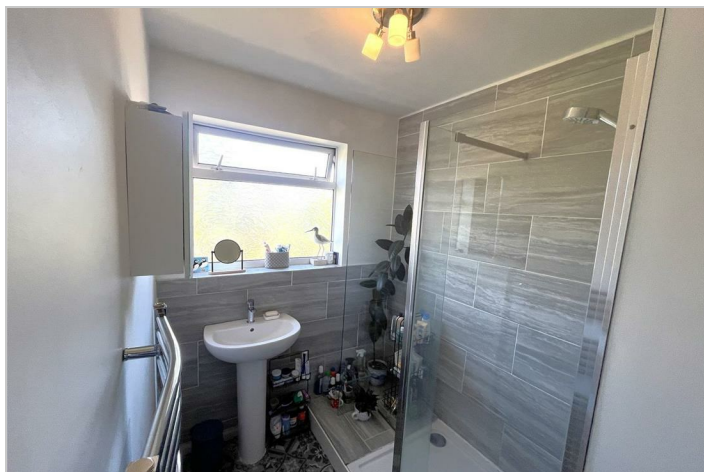
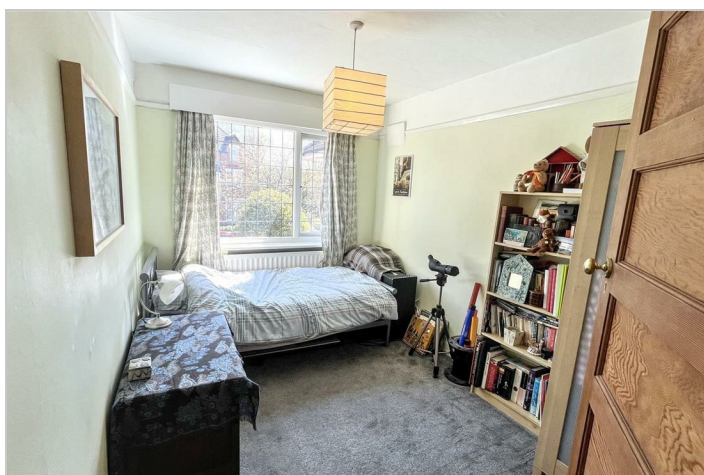
With ceiling light point, wooden opening doors to the front aspect and single glazed wooden door opening into the side access leading to the front of the property,

Outside and Rear Graden

The property has two outhouses, with rear garden area with decorative planters and pond leading to lawn turfed area leading to the rear of the garden with further decorative shrubs and vegetable patches and decorative trees and shrubs to borders and being finished with fencing surround.

Council Tax Band

According to the Direct Gov website the Council Tax Band for 58, School Road Moseley, Birmingham, B13 9SW is band F and the annual Council Tax amount is approximately £3,231.22, subject to confirmation from your legal representative. subject to confirmation from your legal representative.





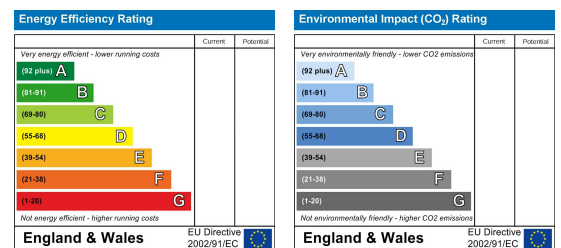
Floor Plan



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



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.