



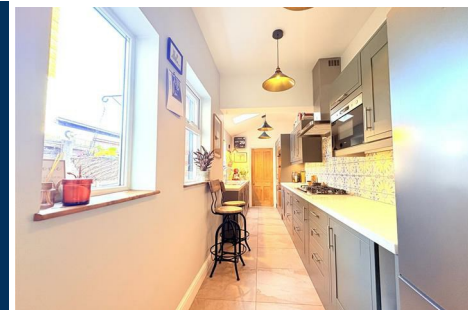
18 Dads Lane

Moseley, Birmingham, B13 8PQ

Offers In The Region Of £275,000



Amazing three bedroom, mid-terrace home on Dads Lane close to Moseley Village located within easy reach of all of its associated amenities including coffee shops, cafes, bars, restaurants, shopping facilities and good links to Kings Heath High Street and local parks with transport links into the City Centre and upcoming Train Stations. The property benefits from central heating and double glazing (where stated) and the accommodation briefly consists; front driveway, two reception rooms, extended and re-fitted kitchen, downstairs bathroom, utility room with access to a well maintained mature rear garden. To the first floor there is three bedrooms and a loft room which is accessed via the over stairs storage cupboard. Energy Efficiency Rating C. To arrange your viewing to fully appreciate this beautiful terrace home on offer please contact our Moseley office.



Approach

Via a front driveway providing off road parking for two cars leading to wooden front entrance door with authentic stained glass window opening into:

Reception Room One

11'1" into bay x 13'5" into bay (3.40 into bay x 4.09 into bay)

With exposed insulated wooden floorboards, fireplace with tiled surround, tiled hearth and wooden surround and mantle piece, cornice to ceiling, ceiling light point, central heating radiator and wooden door opening into:

Reception Room Two

11'1" x 12'2" (3.40 x 3.71)

With exposed insulated wooden floorboards, cornice to ceiling, dado rail, door opening into under stairs storage cupboard providing useful storage space with ceiling light point, cellar opening, further fireplace with tiled surround, tiled hearth and wooden mantle piece and surround, central heating radiator, double glazed window overlooking the rear aspect, stairs giving rise to first floor accommodation and door opening into

Kitchen

With tiling to flooring, three double glazed windows overlooking the side aspect, grey wall and base units incorporating 'Electrolux' hob and extractor, built-in 'Whirlpool' microwave and 'Electrolux' cooker, composite work surface, built in slimline dishwasher, two bowl sink with drainer and mixer tap over, space facility for fridge freezer, Velux window, four ceiling light points, under-floor heating and further wooden door opening into:

Utility

6'2" x 6'7" (1.88 x 2.01)

With continued tiling to flooring, space facility for washer dryer, further grey units with composite work surface over, wall mounted Worcester combination boiler, ceiling light point under-floor heating, Velux window, barn door with double glazed window providing access to the rear garden and further door opening into:

Ground Floor Shower Room

6'2" x 6'5" (1.88 x 1.98)

With three piece white bathroom suite comprising walk-in shower cubicle, wall mounted sink with mixer tap over, low flush WC, ceiling mounted extractor fan, ceiling spotlights, under-floor heating, double glazed opaque window overlooking the side aspect, tiling to flooring and central heated towel rail.

First Floor Accommodation

Via stairs from reception room two leading to landing with ceiling light point and doors opening into:

Bedroom One

11'1" x 11'1" (3.40 x 3.38)

With central heating radiator, exposed wooden floor boards feature fireplace and double glazed window to the front aspect.

Bedroom Two

11'1" x 12'2" (3.40 x 3.71)

With exposed wooden floorboards, feature fireplace, single glazed sash window to rear aspect, ceiling light point and door opening into:

Bedroom Three

8'5" x 5'10" (2.57 x 1.78)

With central heating radiator, double glazed window overlooking the rear aspect, ceiling light point and exposed wooden flooring.

Loft Room

With ceiling light point, two Velux windows and eaves storage.

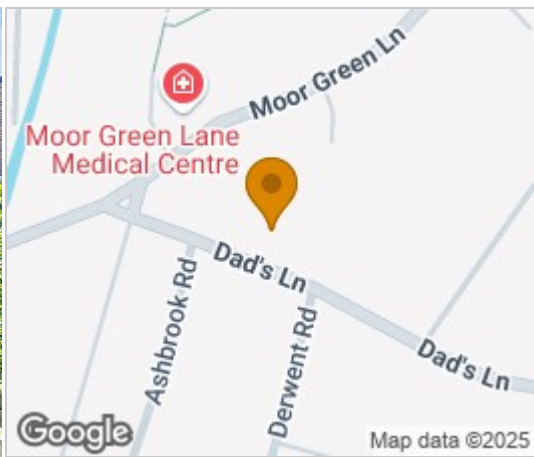
Rear Garden

With paved patio area leading to mature garden with shrubs, plants and trees with hedging and fencing surround and further rear patio area

Council Tax Band

According to the Direct Gov website the Council Tax Band for 18 Dads Lane, Moseley, Birmingham, B13 8PQ is band B and the annual Council Tax amount is approximately £1,739.89, 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.

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.

Energy Efficiency Graph

