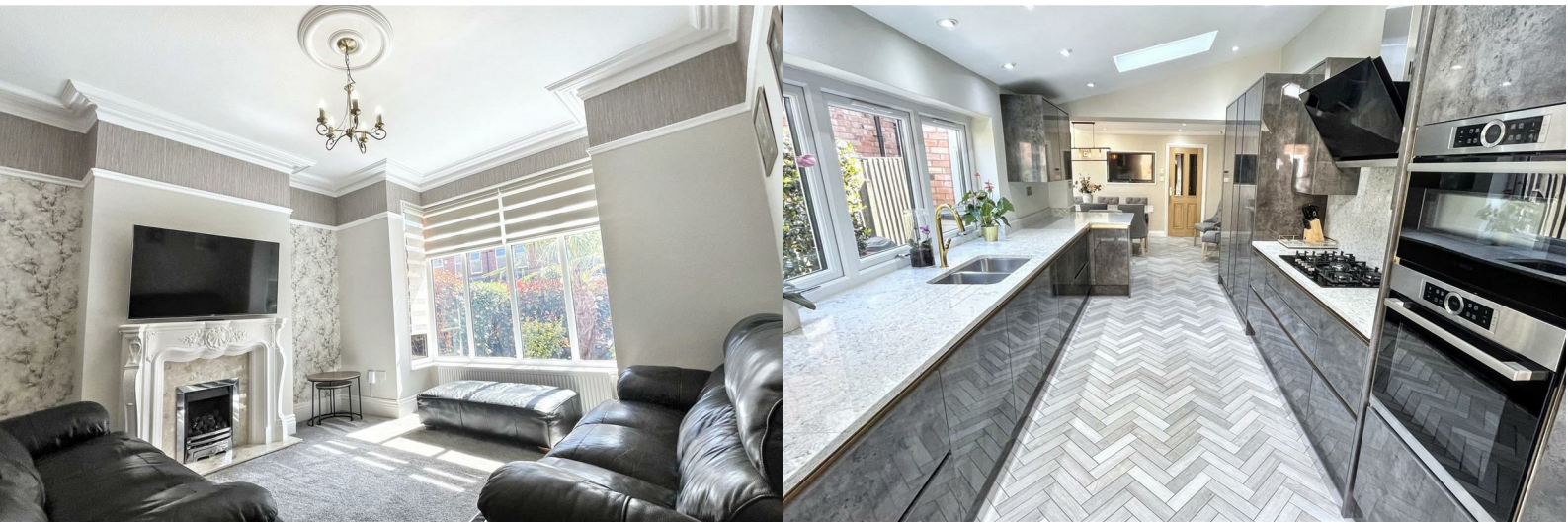




## 91 Willows Crescent

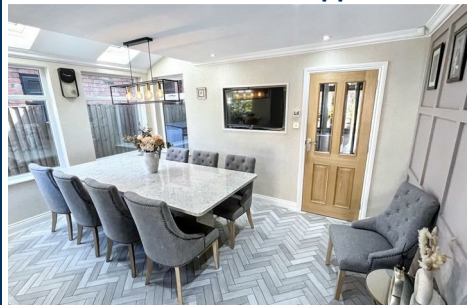
Balsall Heath, Birmingham, B12 9NE

Offers Over £380,000





**\*BEAUTIFUL THREE BEDROOM FAMILY HOME IN PRIME LOCATION\*** Lovely three bedroom mid-terrace home with benefit of a useable loft room in a prime location in the Cannon Hill area of Balsall Heath. It is ideally located for access into Moseley Village with all of its associated amenities but also to the nearby points of interest including Cannon Hill Park, Edgbaston Cricket Ground, MAC Theatre, Q.E. Hospital, Birmingham University and the City Centre. The property benefits from central heating and double glazing, extended kitchen diner, the property has been recently refurbished throughout. The accommodation briefly comprises: hallway, two reception rooms, extended kitchen/diner, downstairs shower room and access to a landscaped rear garden. To the first floor there are three bedrooms and a family bathroom and a further staircase giving rise to the second floor benefiting from a useable loft room. The property also benefits from a garden room providing electric and gas supply. Energy Efficiency Rating D. To arrange your viewing to fully appreciate the accommodation on offer please contact our Moseley office.



### Approach

The property is approached via a paved front fore garden with decorative trees and shrubs to frontage which leads to a paved shared pathway leading to a composite entrance door opening into:

### Vestibule

With double glazed windows to the front and side aspects, ceiling light point, wooden floor covering and a further entry door with an original style window opening into:

### Hallway

With dado rail, central heating radiator, stairs giving rise to the first floor landing, under stairs storage, tiled flooring, coving to ceiling, ceiling light point with decorative ceiling rose and doors opening into:

### Front Reception Room

13'11" into bay x 13'3" (4.25 into bay x 4.04)

With double glazed bay window to the front aspect, ceiling light point with decorative ceiling rose, picture rail, feature fireplace with tiled surround and hearth and wooden mantle piece and central heating radiator.

### Rear Reception Room

12'4" x 11'3" (3.76 x 3.45)

With double glazed window with an accompanying double glazed door giving views and access to the rear garden, central heating radiator, picture rail, ceiling light point with decorative ceiling rose and wooden flooring.

### Ground Floor Bathroom

6'10" x 4'10" (2.09 x 1.49)

With tiled flooring, tiling surround, panel bath with mixer tap over and 'Triton' shower attachment above, low flush WC, sink in vanity unit with mixer tap over,

wall mounted central heated towel rail, double glazed opaque window to the side aspect, ceiling extractor fan, ceiling light point, tiled flooring and tiled surround.

### Kitchen/Diner

total area 29'1" dining area 14'6" x 9'4" (total area 8.87 dining area 4.42 x 2.87)

Dining area with tiled flooring with under floor heating, ceiling light point, decorative coving to ceiling, ceiling spotlights, ceiling light point, four double glazed windows to the front, rear and side aspects and opens into:

### Kitchen Area

18'6" x 10'0" (5.64 x 3.05)

With tiled flooring with under floor heating, a selection of wall and base units with quartz work surfaces over, integral fridge and freezer, integral dishwasher, Bosch gas hob with extractor over, multi functional oven and built-in microwave, two bowl sink with drainer with mixer tap over, double glazed window to the side aspect, Velux window, double glazed patio doors giving access to the rear garden, cupboard housing Vaillant combination boiler, ceiling spotlights, splash backs and door opening out to the rear garden.

### First Floor Accommodation

From hallway stairs gives rise to the first floor landing with ceiling light point, dado rail, stairs giving rise to the top floor, decorative coving to ceiling and doors opening into:

### Bedroom One

10'2" x 16'0" (3.12 x 4.89)

With wooden laminate to flooring, coving to ceiling, ceiling light point, central heating radiator and three double glazed windows to the front aspect.

### Bedroom Two

12'4" x 11'3" (3.76 x 3.43)

With double glazed window to the rear aspect, ceiling light point, decorative coving to ceiling, central heating radiator and laminate wood effect flooring.

### Bedroom Three

9'8" x 11'1" (2.95 x 3.39)

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

### Bathroom

6'5" x 6'11" (1.97 x 2.11)

With tiled flooring, tiled surround, ceiling extractor fan, ceiling light point, double glazed opaque window to the side aspect three piece bathroom suite comprising low flush WC, sink in vanity unit with mixer tap over, shower cubicle with shower attachment and rainfall shower over and wall mounted central heated towel rail.

### Top Floor Accommodation

From the first floor landing stairs gives rise to the top floor landing with ceiling light point, eaves storage space providing useful storage and door opening into:

### Loft Room

11'5" x 16'10" with restricted head height (3.49 x 5.15 with restricted head height)

With central heating radiator, eaves storage providing

useful storage, Velux window overlooking the rear aspect and laminate to flooring.

### Rear Garden

With a landscaped rear garden with a paved patio area with decorative trees and shrubs to rear and with fencing surround and out building.

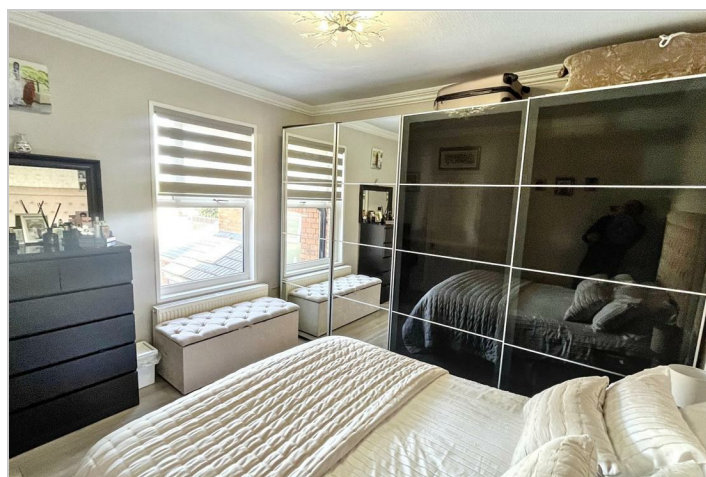
### Garden Room

10'0" x 9'11" (3.05 x 3.03)

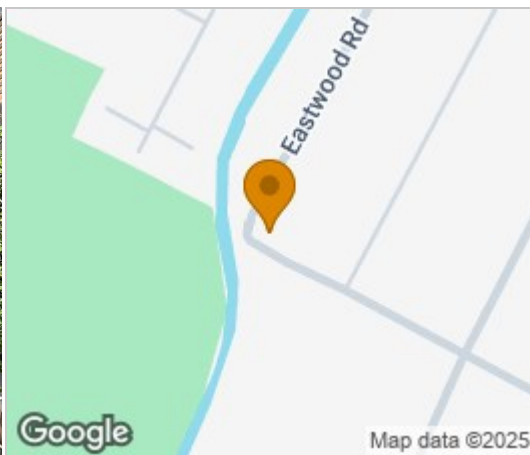
Currently used as a kitchen/Utility space with a UPVC door opens into garden house with ceiling strip light, double glazed window to the front aspect, tiled flooring, tiled surround, work surface space, stainless steel two bowl sink and drainer with mixer tap over, space for cooker, washing machine and tumble dryer and useful storage space.

### Council Tax Band

According to the Direct Gov website the Council Tax Band for 91 Willows Crescent Balsall Heath, Birmingham, West Midlands, B12 9NE is band C and the annual Council Tax amount is approximately £1,988.44, subject to confirmation from your legal representative.







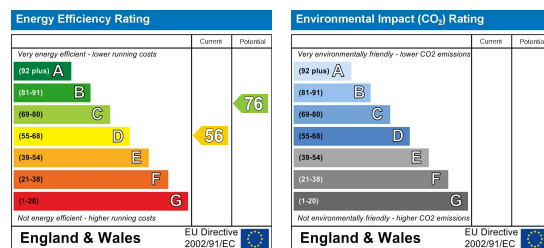
## Floor Plan



## 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.