



74 Moorcroft Road

Moseley, Birmingham, B13 8LU

Offers Over £700,000



Lovely four bedroom detached family home located in this quiet location on Moorcroft Road in Moseley. The property is located to offer excellent access to all the nearby points of interest including Cannon Hill park, Edgbaston cricket ground, MAC Theatre and QE Hospital and excellent access into nearby Moseley Village with all of its well renowned amenities including shops, restaurants, bars and independent shops and transport links not too far away into the City Centre and the surrounding areas and upcoming local train stations. This lovely home comprises of; fore gardens and driveway, entrance hall, guest cloakroom and downstairs WC, kitchen/diner, two reception rooms, integral garage and utility area with access to a wonderful rear garden with patio area and tiered garden with further outside W/C and storage room. To the first floor there are four bedrooms and a family bathroom. The property also benefits from double glazing (where stated), central heating and no upward chain. Energy Efficiency Rating D. To arrange your viewing please call our Moseley office.



Approach

The property is approached via a tarmac driveway with lawn turfed area to frontage with decorative trees and shrubs and leads to an open porch with a front entry door with opaque double glazed window opening into:

Hallway

With central heating radiator, dado rail, coving to ceiling, ceiling light point, stairs giving rise to the first floor accommodation and doors opening into:

Downstairs WC

7'6" max x 4'0" min x 5'7" (2.30 max x 1.22 min x 1.71)

With tiled flooring, tiled surround, wall mounted corner sink with two taps over, low flush WC, central heating radiator, single glazed opaque window to the front aspect and ceiling light point.

Kitchen/Diner

9'10" x 16'0" (3.00m x 4.88m)

With double glazed window to the front aspect, three ceiling light points, laminate vinyl - LOC flooring, a selection of wall and base units with wooden worksurfaces over, stainless steel sink and drainer with mixer tap over, integrated Samsung cooker with gas hob over and extractor fan above, built-in Limona microwave, cupboard housing Worcester wall mounted boiler, space for fridge freezer and dishwasher, central heating radiator, double glazed rear window looking onto rear view

Dining Room

9'10" x 13'0" (3.02 x 3.98)

With dado rail, central heating radiator, decorative coving to ceiling, ceiling light point and two wall lights and double glazed bay window with accompanying

double glazed patio door giving access to the rear garden.

Reception Room / Study

25'1" x 11'10" (7.65 x 3.63)

Reception Room

11'10" x 19'3" (3.63 x 5.87)

With four wall light points, coving to ceiling, log burning fireplace with hearth, double glazed window to the front aspect, central heating radiator and glazed double doors, opening into:

Study

11'9" x 6'1" (3.59 x 1.87)

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

Integral Garage

8'4" x 27'4" (2.56 x 8.34)

With metal up and over door, ceiling light point, utility area and wooden door opening out to the rear garden.

Utility Area

With wall and base units with marble effect work surface over incorporating sink with mixer tap over, space for washing machine, tumble dryer and fridge freezer, and ceiling light point.

First Floor Accommodation

From hallway stairs gives rise to the first floor landing with double glazed window to the front aspect, dado rail, two ceiling light points, loft access point, storage cupboard providing useful storage and doors opening into:

Bedroom

9'10" x 16'1" (3.01 x 4.91)

With double glazed windows to the front and rear aspect, coving to ceiling, central heating radiator and two ceiling light points.

Bedroom

12'0" x 8'1" (3.66 x 2.48)

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

Bedroom

7'1" x 11'9" (2.16 x 3.59)

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

Bedroom

8'11" x 9'4" (2.72 x 2.85)

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

Bathroom

6'11" x 9'10" (2.13 x 3)

With low flush WC, walk-in shower cubicle with shower over, bath with mixer tap over, sink on pedestal with two taps over, door opening into

storage cupboard providing useful storage, ceiling spotlights, double glazed opaque window to the rear aspect, wall mounted extractor, wooden laminate to flooring, central heating towel rail and central heating radiator.

Rear Garden

With a tiered garden with an initial paved patio area with pathway leading to the rear of the garden with a stream running through, a selection of plants and shrubs, fencing to borders, mature trees to boundaries and lawn turfed area to the rear.

Outside WC

3'0" x 5'2" (0.92 x 1.60)

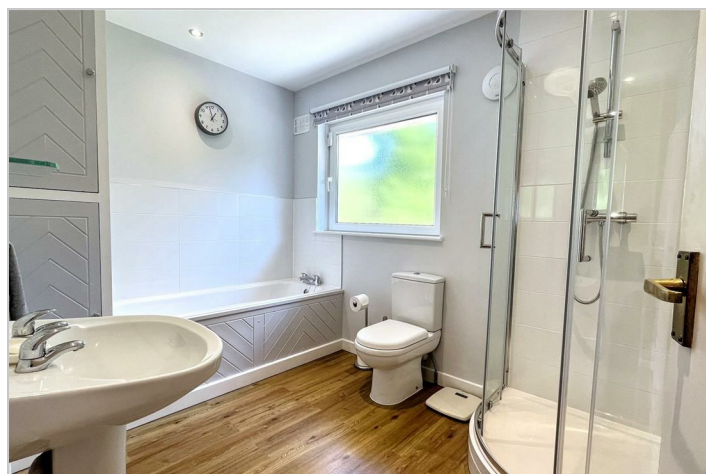
With single glazed opaque window to the rear aspect, ceiling light point and low flush WC.

Storage Room

Providing useful storage area.

Council Tax Band

According to the Direct Gov website the Council Tax Band for 74, Moorcroft Road Moseley, Birmingham, West Midlands, B13 8LU is band F and the annual Council Tax amount is approximately £3,231.22, subject to confirmation from your legal representative.





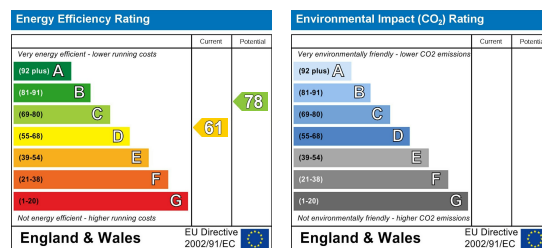
Floor Plan



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.