



## 74 School Road

Moseley, Birmingham, B13 9SW

Offers Over £460,000





**\*\*THREE BEDROOM SEMI-DETACHED FAMILY HOME IN THIS PRIME LOCATION IN MOSELEY!!\*\*** Lovely three bedroom traditional semi-detached home located in a prime location on School Road 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 benefits from double glazing (where stated) and central heating and the accommodation briefly comprises of: front fore driveway, hallway, two reception rooms, converted garage, kitchen, utility room and access to the rear garden. To the first floor the property offers three bedrooms and a bathroom with separate WC. 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 front driveway for one car leading to lawned area to the side and decorative trees and shrubs to frontage and borders and leads to inner porch with wooden front door opening into:

### Hallway

With ceiling light point, central heating radiator, wooden laminate to flooring, door opening into storage cupboard providing useful storage, stairs giving rise to the first floor accommodation, under stairs storage cupboard currently utilised as a WC and further open walkway into:

### Converted Garage

7'4" x 13'10" (2.25 x 4.24)

With double glazed window with accompanying double glazed door to the front aspect, ceiling light point and wooden laminate to flooring.

### Reception Room One

10'4" x 15'4" into bay (3.17 x 4.68 into bay)

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

### Reception Room Two

10'10" x 15'5" into bay (3.32 x 4.71 into bay)

With double glazed bay window with accompanying patio doors giving views and access to the rear garden, wooden effect laminate to flooring, feature fireplace with tiled hearth and surround, coving to

ceiling, ceiling light point and central heating radiator.

### Guest WC

2'10" x 3'10" (0.88 x 1.19)

With wooden laminate effect to flooring, low flush WC, wall mounted sink with two taps over, tiling to splash backs, single glazed opaque window to the side aspect and ceiling light point.

### Kitchen

8'2" x 11'1" (2.50 x 3.40)

With wall and base units with wooden effect work surfaces over, integral 'Kenwood' cooker, hob with extractor over, one and a half bowl stainless steel sink and drainer with mixer tap over, tiling to splash backs, double glazed window to the rear aspect, ceiling strip light, laminate wood effect flooring and door opening into:

### Utility Area

5'6" x 14'6" (1.70 x 4.43)

With housing for a washing machine, tumble dryer and fridge freezer, ceiling light point, wooden door with accompanying double glazed opaque side window and door opens out the rear garden.

### First Floor Accommodation

loft 10'5" x 11'5" with restricted head height (loft 3.19 x 3.49 with restricted head height)

With stairs giving rise to the first floor landing with loft access point with a pull down ladder, ceiling strip light, eaves storage and boarded, double glazed

opaque window to the side aspect, ceiling light point, exposed wooden floorboards and doors opening into:

#### Bedroom One

9'1" x 15'4" into bay (2.79 x 4.68 into bay)

With built-in wardrobe to alcoves, double glazed bay window to the front aspect, ceiling strip light, central heating radiator and exposed wooden floorboards.

#### Bedroom Two

15'5" x 9'7" (4.71 x 2.93)

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

#### Bedroom Three

7'0" x 9'8" (2.14 x 2.97)

With dual aspect double glazed window to the side and rear aspects, ceiling light point, central heating radiator and exposed wooden floorboards.

#### Bathroom

8'0" x 6'3" (2.46 x 1.93)

With tiled flooring, panel bath with mixer tap over and shower attachment above, sink with mixer tap over set in vanity unit with storage below, tiling to splash backs, ceiling extractor fan, ceiling spotlights, double glazed opaque window to the rear aspect,

central heating towel rail, tiling to flooring and airing cupboard housing 'Ariston' combination boiler and useful storage space.

#### Separate WC

With low flush WC, with glazed window to side aspect

#### Rear Garden

With a paved patio area leading to lawn turfed area with decorative trees and shrubs to borders and fencing surround.

#### Council Tax Band

According to the Direct Gov website the Council Tax Band for 74 School Road Moseley, Birmingham, B13 9SW is band D and the annual Council Tax amount is approximately £2,237.00, subject to confirmation from your legal representative.







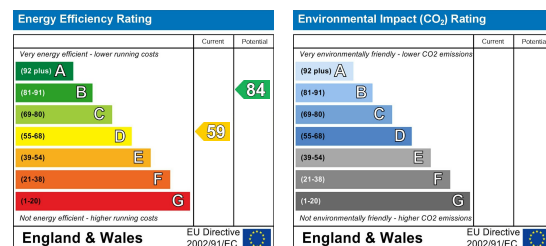
## Floor Plan



## 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.