



## 23 Berkley Crescent

Moseley, Birmingham, B13 9YD

Offers Over £525,000





Lovely modern detached family home located on Berkley Crescent, a quiet secluded cul-de-sac with woodland views overlooking Moseley Bog. This is a much sought after location within easy distance of Moseley Village and Kings Heath centre with all their excellent facilities including independent shops, restaurants and bars. Transport links are good with buses and trains into Birmingham and surrounding areas. Stations opening in Moseley and Kings Heath will further facilitate transport options. Close to Sarehole Mill, Tolkien's Trail and the Dingles. Parks include Cannon Hill, Swanshurst and Moseley. The property is in the catchment area for St Bernard's RC Primary School, Swanshurst School, Moseley School and Sixth Form College as well as a number of private schools. The accommodation comprises of; a driveway providing off road parking, hallway, open plan living/dining room with patio doors leading to a lovely rear garden, kitchen/diner, and downstairs WC. To the first floor there are four bedrooms; with the primary bedroom and fourth bedroom leading out to the balcony, and two bathrooms. Energy Efficiency Rating C. The property also benefits from double glazing and central heating and no upward chain. To arrange your viewing of this fantastic home please call our Moseley sales team.



### Approach

This beautifully presented four bedroom property is approached via driveway with space facility for three cars, steps leading down to the double fronted entrance door leading in to:

### Hallway

7'2" x 14'2" (2.20m x 4.32m)

With carpet floor covering, ceiling spot lights, three gas central heating radiators - two of which are contemporary designer, and an under stair storage cupboard. Doors giving access to the open plan living/dining room, kitchen, utility and ground floor WC.

### Kitchen

19'3" x 8'0" (5.88m x 2.44m)

With Amtico luxury vinyl to floors, terracotta tiling to walls and splash backs, ceiling light point and ceiling spot lights, gas central heating radiator. Wall and floor mounted solid wood cabinets with terracotta frontages, silver handles, and fitted decorative lights under units. Granite work surfaces, space facility for dishwasher, sink with mixer tap and waste disposal unit, integrated 5 hob cooker with oven/grill and microwave and extractor fan over. Doors giving access to the utility and living room, and double glazed PVC windows overlooking the rear aspect.

### Open Plan Living/Dining Room

10'11" x 34'3" (3.34m x 10.46m)

With carpet floor covering, three ceiling light points, double glazed PVC windows to the front aspect, two gas central heating radiators, and double glazed sliding doors to the rear aspect leading out to:

### Study/Breakfast Room

7'3" x 10'10" (2.21m x 3.32m)

With luxury Amtico floor covering, ceiling light point, wall

mounted yellow gas central heating radiator, and double glazed PVC sliding doors giving access to the rear garden and patio.

### Utility

11'4" x 6'2" x 7'4" (3.46m x 1.90m x 2.26m)

With luxury Amtico floor covering, and two ceiling light points. Wall mounted cabinets and work surfaces with space facility for washing machine and a large fridge/freezer. Further door leading in to:

### Boiler Room

With ceiling light point, electric sockets, additional storage shelves and homing both the water tank and Worcester Bosch gas boiler.

### Downstairs WC

2'11" x 5'5" (0.91m x 1.67m)

With luxury Amtico floor covering, ceiling and wall mounted light points. Extractor fan, low flush WC, sink with hot and cold mixer taps, wall mounted electric towel rail and double glazed PVC windows to the front aspect.

### First Floor Accommodation

Stairs with chrome balustrade giving rise to:

### First Floor Landing

With carpet floor covering, ceiling light point, and doors giving access to; bedrooms one-four, bathrooms one and two, and the loft (which is boarded with lights, power sockets and shelving).

### Bedroom One

16'9" x 12'2" (5.13m x 3.72m)

With carpet floor covering, two ceiling light points, gas central heating radiator, double glazed PVC windows to the rear aspect overlooking the garden and a separate double glazed PVC door leading out onto:

### Balcony

19'4" x 4'9" x 7'1" (5.90m x 1.46m x 2.17m)

With solid wood decking, overlooking the well maintained mature rear garden and with views onto Moseley Bog. Accessible from both the study and bedroom one.

### Bedroom Two

13'8" x 11'2" (4.18m x 3.42m)

With carpet floor covering, ceiling light point, gas central heating radiator, and double glazed PVC windows to the front aspect.

### Bedroom Three

12'4" x 10'9" (3.78m x 3.28m)

With carpet floor covering, ceiling light point, gas central heating radiator, and double glazed PVC windows to the front aspect.

### Bedroom Four/Office

10'8" x 7'6" x 9'8" (3.27m x 2.29m x 2.96m)

L-Shaped Room

3.27m x 2.29m x 2.96m

With Laminate wood effect floor covering, ceiling light point, red wall mounted gas central heating radiator, pitch roof with solid wood panelling and double glazed sliding PVC doors opening out to the balcony area.

### Bathroom

9'8" x 7'9" (2.97m x 2.37m)

With carpet floor covering, blue tiling to walls, ceiling light point and spot lights, wall mounted gas central heating radiator, double glazed PVC windows to the front aspect, extractor fan, wall mounted low flush WC and bidet, and bath

with hot and cold mixer taps. Wall mounted sink vanity unit with hot and cold mixer taps and under sink storage space, and spot light storage mirror unit.

### Bathroom/Shower Room

6'9" x 8'1" (2.07m x 2.47m)

With carpet floor covering, ceiling spot lights, double glazed PVC windows overlooking the rear aspect, extractor fan, wall mounted gas central heating radiator, and turquoise half-wall tiling. Wall-mounted sink vanity unit with hot and cold mixer taps and under sink storage space. Walk-in shower with overhead shower, bath with hot and cold mixer taps, low flush WC and wall mounted mirrored cabinets.

### Rear Garden/Patio

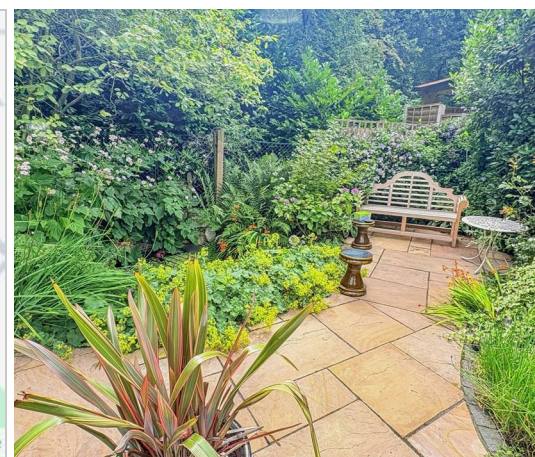
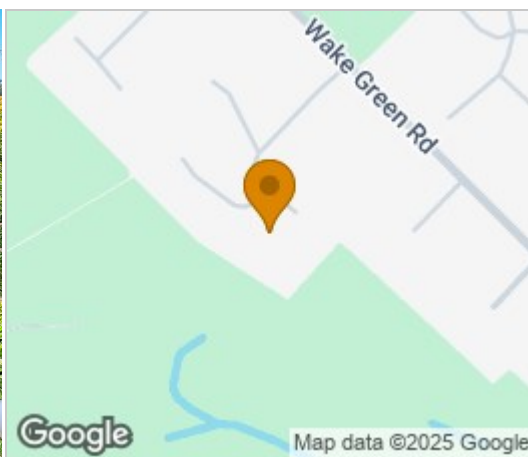
With two electric awnings over an Indian sandstone patio and continuous pathway either side of a stunning and peaceful, landscaped garden comprising of; a well maintained lawn, shrubs and beautiful mature flower beds, trees, an attractively designed pond, a hidden composting area, external lighting, water taps, and electric sockets front and rear. Side access and further secure fence leading out through woodland to Moseley Bog.

### Council Tax Band

According to the Direct Gov website the Council Tax Band for 23, Berkley Crescent Moseley, Birmingham, B13 9YD is band E and the annual Council Tax amount is approximately £2,734.11, subject to confirmation from your legal representative.







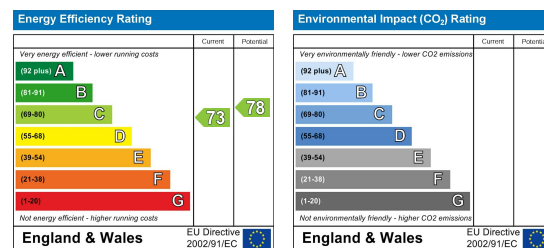
## Floor Plan



## 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.