

# property details **approval form**

181 Swanshurst Lane, Moseley, Birmingham, West Midlands, B13 0AS

**Date:** 14 November 2024

**Property Ref and Version:** HBN109132 - 0005

# selling your home with us!



## >> **let's get your property sold!**

After visiting your property, we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

1. Price
2. Key Features
3. Short Description
4. Long Description
5. Room Description
6. Directions
7. Property Images
8. Floor Plan

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

# property details **approval form**

181 Swanshurst Lane, Moseley, Birmingham, West Midlands, B13 0AS

**Date:** 14 November 2024

**Property Ref and Version:** HBN109132 - 0005

## >> **price**

---

£525,000

Tenure: Freehold

## >> **key features**

---

- > Beautifully presented semi-detached property
- > Five bedrooms
- > Spacious driveway
- > Living room & Dining room
- > Fitted kitchen.
- > Shower room & Bathroom
- > Secure rear garden
- > Great location
- > EPC Rating: D

## >> **short description**

---

\*\*\* BEAUTIFUL SEMI-DETACHED PROPERTY \*\*\* FIVE GOOD SIZED BEDROOMS \*\*\* LIVING ROOM \*\*\* DINING ROOM \*\*\* FITTED KITCHEN \*\*\* SHOWER ROOM & BATHROOM \*\*\* SPACIOUS DRIVEWAY \*\*\* SECURE REAR GARDEN \*\*\* GREAT LOCATION \*\*\*

## >> **long description**

---

This beautifully presented five-bedroom semi-detached property is conveniently situated in an ever-popular residential area of Moseley. The property is located within walking distance to Moseley Village which hosts a plethora of bars, restaurants, shops, and amenities for all needs, as well as having excellent transport links including the newly developed and reinstated Moseley and Kings Heath train line and stations with direct trains due to run into Birmingham City Centre. The Queen Elizabeth Hospital and Birmingham University is within a short commutable distance. It is also surrounded by sought after Primary and Secondary schools- Moseley Montessori, King David, Queensbridge and Uffculme, making this a wonderful family home.

The property comprises in further detail- There is a spacious driveway on approach to the property. The entrance porch leads through to the hallway which gives access to the living room, dining room, fitted kitchen, access to the garage and rear garden. Stairs ascend from the hallway to the first-floor accommodation which hosts the five good sized bedrooms, the shower room, and the family bathroom.

This is a truly outstanding property both in its location and accommodation available. Viewing is highly recommended.

# property details **approval form**

181 Swanshurst Lane, Moseley, Birmingham, West Midlands, B13 0AS

**Date:** 14 November 2024

**Property Ref and Version:** HBN109132 - 0005

## >> **room description**

---

### **Entrance Hall**

Central heating radiator and understairs storage.

### **Lounge**

14' 1" into bay x 12' 6" into breast ( 4.29m into bay x 3.81m into breast )

Double glazed bay window to front, central heating radiator and log burning fire.

### **Dining Room**

11' 6" into breast x 14' 6" into bay ( 3.51m into breast x 4.42m into bay )

### **Kitchen**

8' 10" x 18' 1" to fitted cupboards ( 2.69m x 5.51m to fitted cupboards )

Double glazed window to rear, wall and base units, island with sink/drainer and gas hob, electric hob, oven, fridge/freezer, central heating radiator and double glazed French doors to rear.

### **Bedroom One**

10' 8" plus bay x 11' 8" into breast ( 3.25m plus bay x 3.56m into breast )

Double glazed bay window to front and central heating radiator.

### **Bedroom Two**

14' 11" into bay x 11' 6" into breast ( 4.55m into bay x 3.51m into breast )

Double glazed bay window to rear and central heating radiator.

### **Bedroom Three**

7' 2" x 7' ( 2.18m x 2.13m )

Double glazed window to front and central heating radiator.

### **Bedroom Four**

12' 5" x 8' 6" ( 3.78m x 2.59m )

Double glazed windows to side and rear and central heating radiator.

### **Bedroom Five**

9' 5" x 7' 6" ( 2.87m x 2.29m )

Double glazed window to front and central heating radiator.

### **Bathroom**

Double glazed window to rear, bath with mixer taps, shower cubicle, w/c, sink and heated towel rail.

### **Shower Room**

Double glazed window to side, shower cubicle, w/c, sink and heated towel rail.

### **Rear Garden**

Patio and lawn.

**Your Shipways office:** 172 High Street, Harborne, BIRMINGHAM, West Midlands, B17 9PP  
T 0121 427 3264 E [harborne@shipways.co.uk](mailto:harborne@shipways.co.uk)

# property details **approval form**

181 Swanshurst Lane, Moseley, Birmingham, West Midlands, B13 0AS

**Date:** 14 November 2024

**Property Ref and Version:** HBN109132 - 0005

## >> **room description**

---

### **Garage**

12' 2" x 9' 8" ( 3.71m x 2.95m )

Sink/drain, plumbing for washing machine and space for tumble dryer.

### **Agent Note**

The Council Tax Band is C.

# property details approval form

181 Swanshurst Lane, Moseley, Birmingham, West Midlands, B13 0AS

Date: 14 November 2024

Property Ref and Version: HBN109132 - 0005

## >> property images



**Your Shipways office:** 172 High Street, Harborne, BIRMINGHAM, West Midlands, B17 9PP  
T 0121 427 3264 E [harborne@shipways.co.uk](mailto:harborne@shipways.co.uk)

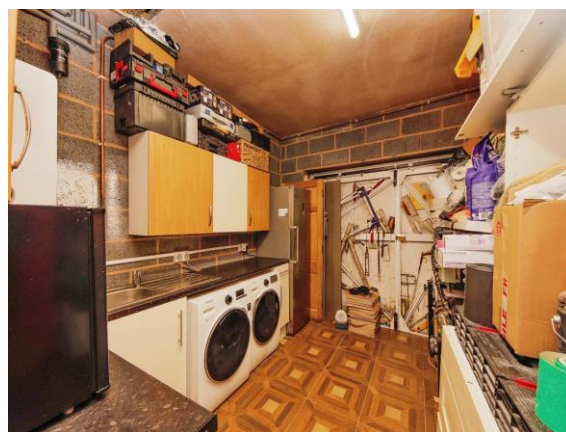
# property details **approval form**

181 Swanshurst Lane, Moseley, Birmingham, West Midlands, B13 0AS

**Date:** 14 November 2024

**Property Ref and Version:** HBN109132 - 0005

## >> **property images**



**Your Shipways office:** 172 High Street, Harborne, BIRMINGHAM, West Midlands, B17 9PP  
T 0121 427 3264 E [harborne@shipways.co.uk](mailto:harborne@shipways.co.uk)

# property details approval form

181 Swanshurst Lane, Moseley, Birmingham, West Midlands, B13 0AS

Date: 14 November 2024

Property Ref and Version: HBN109132 - 0005

## >> floor plan



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

## >> approval

Signature

Date

Jamie Grice		
Mr & Mrs B.&.J. Houston		

**Your Shipways office:** 172 High Street, Harborne, BIRMINGHAM, West Midlands, B17 9PP  
T 0121 427 3264 E harborne@shipways.co.uk