



Lifford Close, Birmingham





## Property Description

Step inside this spacious 4/5-bedroom property in a quiet location of Moseley that has the added benefit of a self contained studio to the side of the property. Featuring an open plan living area and expansive kitchen-diner with the added bonus of a guest WC downstairs. Upstairs are 4 generously sized bedrooms and a family bathroom for added luxury. The front driveway has space for at least 5 vehicles and is gated for that extra layer of security and peace of mind. The rear of the property is also a generous size and paved so it is perfect for entertaining friends and family and has ample storage space for convenience.

## Entrance Hallway

Double glazed door to front elevation, central heating radiator, door to lean to and W.C.

## Lounge

18' 4" x 14' 6" ( 5.59m x 4.42m )  
Double glazed window to front elevation, door to garden and central heating radiator.

## Kitchen

18' 4" x 11' 1" ( 5.59m x 3.38m )  
Double glazed window to front elevation, double glazed sliding doors to rear elevation, a range of wall and base units with work surface over incorporating a sink with drainer unit, connections for gas cooker, central heating radiator and tiled flooring.



## Landing

Double glazed window to rear elevation, loft access and central heating radiator.

## Bedroom One

11' 5" x 9' 3" ( 3.48m x 2.82m )

Double glazed window to front elevation, central heating radiator, laminate flooring and storage cupboard housing central heating boiler.

## Bedroom Two

11' 5" x 10' 3" ( 3.48m x 3.12m )

Double glazed window to front elevation, laminate flooring and central heating radiator.

## Bedroom Three

5' 9" x 11' 4" ( 1.75m x 3.45m )

Double glazed window to rear elevation, laminate flooring and central heating radiator.

## Bedroom Four

9' 11" x 11' 6" ( 3.02m x 3.51m )

Double glazed window to rear elevation, central heating radiator and laminate flooring.

## Studio

15' 7" x 8' 1" ( 4.75m x 2.46m )

Two double glazed skylights, central heating radiator and spotlights.

## Kitchen

7' 3" x 8' 6" ( 2.21m x 2.59m )

A range of wall and base units with work surface over incorporating a sink with drainer unit, oven, hob and extractor.

## Bathroom

Double glazed window to rear elevation, shower cubicle, W.C and wash hand basin.

## Rear Garden

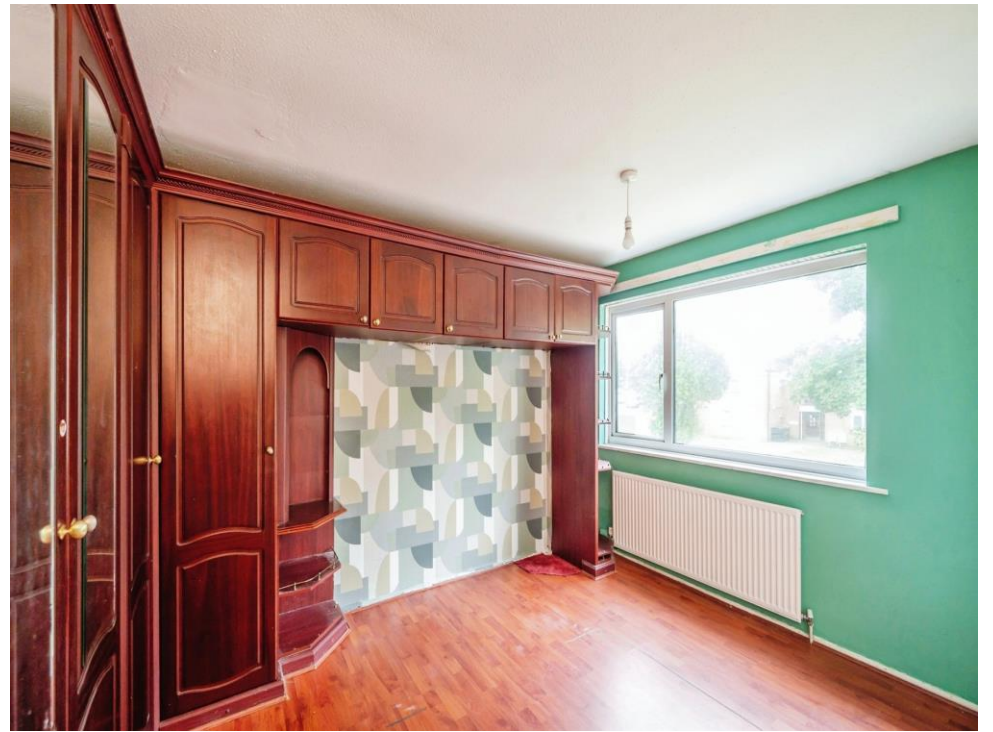
Block paved patio area.

## Outbuilding

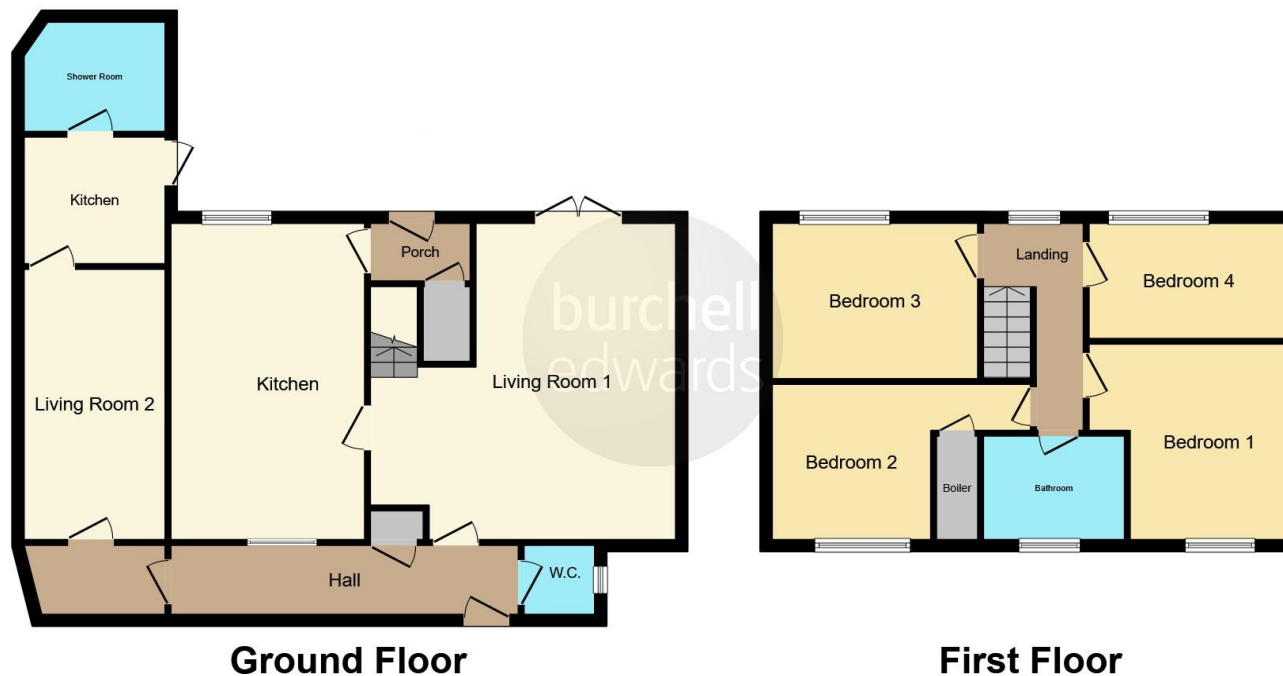
6' 4" x 4' 8" ( 1.93m x 1.42m )

Storage.









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EPC Rating: D

Tenure: Freehold

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Property Ref: SHI207855 - 0024