



Windermere Road, Moseley, Birmingham





Windermere Road, Moseley, Birmingham, B13 9JS

for sale  
**£425,000**



### Property Description

Discover the charm of semi-rural living in Moseley!

This delightful property features a welcoming entrance porch, a bright and airy hallway, a cozy living room, and a modern kitchen equipped with an integrated oven and hob. There is also a utility room that is conveniently fitted with plumb points for a washing machine to be installed.

With four generous double bedrooms, including two with en-suites, plus a well appointed family bathroom, this home offers ample space for comfort.

With multiple skylights installed throughout the property you will find that every room is naturally adorned in light further adding to the experience and feel of the property.

Enjoy the convenience of driveway parking at the front and a lovely garden at the rear.

With local amenities close-by, catchment area for schools and exceptional transport links via road, bus and rail make this the ideal place to call home.

### Entrance Porch

Door to front elevation and double glazed surround.

### Lounge

20' 7" max x 11' 5" max ( 6.27m max x 3.48m max )  
Double glazed window to front elevation, electric fire and storage heater.

### Reception Room

12' 8" max x 13' 7" plus recess ( 3.86m max x 4.14m plus recess )  
Skylight and electric radiator.

### Kitchen

13' 3" max x 9' 8" max ( 4.04m max x 2.95m max )  
Double glazed window to front elevation, a range of wall and base units with work surface over incorporating a sink with drainer unit, electric hob, oven, grill and fridge.

### Utility Room

19' 4" max x 3' 1" max ( 5.89m max x 0.94m max )  
Three skylights, door to garden, space and plumbing for washing machine.



## Bedroom One

20' 3" plus ensuite x 10' 9" ( 6.17m plus ensuite x 3.28m )

Double glazed window to front elevation, electric radiator, spotlights and consumer board.

## En-Suite

Shower, W.C, wash hand basin, vanity storage unit, spotlights and heated towel rail.

## Bedroom Two

10' 8" max x 11' 6" max ( 3.25m max x 3.51m max )

Double glazed sliding doors to rear elevation and electric radiator.

## Bedroom Three

14' 7" max x 10' 5" into wardrobe ( 4.45m max x 3.17m into wardrobe )

Double glazed window to rear elevation, electric radiator, storage cupboard, fitted wardrobes and dressing table.

## Bedroom Four

18' 6" plus wardrobe x 11' 5" max ( 5.64m plus wardrobe x 3.48m max )

Sliding French doors to garden, skylight, storage heater, fitted wardrobes and dressing table.

## Bathroom

Skylight, bath with shower over, W.C, vanity wash hand basin and heated towel rail.

## Storage Area

3' 6" max x 4' 6" max ( 1.07m max x 1.37m max )

## Rear Garden

Slabbed patio area, greenhouse and fencing to boundaries.













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EPC Rating: E Council Tax  
 Band: E

Tenure: Freehold

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