



37 Meadow View

Moseley, Birmingham, B13 0AP

Offers Over £500,000



**** DELIGHTFUL FOUR BEDROOM DETACHED FAMILY HOME WITH PEACEFUL WOODLAND VIEW!! **** We are delighted to present to the market this nicely proportioned, four bed roomed, detached, family home which is located in a peaceful cul-de-sac off Swanshurst Lane. The back garden of the property faces Moseley Bog which offers both splendid views and privacy. This extended and modernised property offers the following accommodation: driveway, hallway, open plan living and dining room, fitted kitchen, reception room/study, utility area, downstairs WC and a garden room opening into the rear garden which has been beautifully landscaped and maintained. To the first floor there are four bedrooms, which bedroom one benefiting an en-suite and a further family bathroom. In addition the property offers double glazing and central heating throughout. Energy Efficiency Rating C. To truly appreciate this property, please call our Moseley office to arrange a viewing.



Approach

The property is approached via a tarmac driveway providing parking for two vehicles and blue slate side front fore garden with bedding plants and trees to frontage then leading to a composite front entry door opening into:

Hallway

With engineered bamboo flooring, three ceiling light point, stairs giving rise to the first floor landing, central heating radiator, mirrored doors to useful cloaks storage, door opening into useful under stairs storage cupboard and doors opening into:

Ground Floor WC

3'6" x 3'4" (1.08 x 1.03)

With continued engineered bamboo flooring, low flush WC, corner wash hand basin with mixer tap on vanity unit with storage, central heated towel rail, opaque double glazed window to the side aspect, ceiling light point and ceiling extractor fan.

Front Reception Room/Study

7'1" x 8'8" (2.18 x 2.66)

With continued engineered bamboo flooring, central heating radiator, ceiling light point and double glazed window to the front aspect.

Living/Dining Room

15'4" max x 8'5" min x 14'3" min x 26'8" max (4.69 max x 2.57 min x 4.36 min x 8.13 max)

With ceiling and wall mounted light points, coving to ceiling, double glazed window to the front aspect, two central heating radiators, double glazed French doors giving views and access to the rear garden and door opening into:

Kitchen

11'3" x 9'10" (3.43 x 3.02)

With click vinyl flooring, a matching selection of wall and base

units with roll edge work surfaces over incorporating one and a half bowl sink and drainer with mixer tap over, built-in 'Hotpoint' cooker, 'Bosch' hob with extractor over, 'AEG' microwave, built-in fridge and freezer, built-in 'Indesit' dishwasher, tiling to splash backs, central heating radiator, ceiling spotlights, double glazed window overlooking the rear garden, and further door opening into:

Inner Lobby Area

With continued engineered bamboo flooring, ceiling light point, open walkway into the garden room and double glazed opaque door opens out to the side passageway and further door opens into:

Utility

11'8" x 4'3" (3.56 x 1.31)

With double glazed opaque window to the side aspect, central heating towel rail, a selection of wall and base units with marble effect work surface incorporating stainless steel sink and drainer with mixer tap over, built-in 'Zanussi' washing machine, built-in fridge and freezer and ceiling strip light.

Garden Room

14'5" x 7'7" (4.40 x 2.33)

With continued engineered bamboo flooring, two central heating radiators, two ceiling light points, double glazed opaque window to the side aspect, further double glazed window overlooking the rear garden and French doors giving access to the rear garden.

First Floor Accommodation

From the hallway stairs gives rise to the first floor landing with two ceiling light points, double glazed opaque window to the side aspect, loft access point and doors opening into:

Bedroom One

12'0" max x 11'5" (3.67 max x 3.48)

With built-in wardrobes, coving to ceiling, ceiling light point,

central heating radiator, double glazed window to the rear aspect and door opening into:

En-Suite Shower Room

8'4" x 5'7" (2.55 x 1.71)

With a walk-in shower cubicle with shower attachment and rainfall shower over, low flush WC, wash hand basin in vanity unit with mixer tap over, lino to flooring, double glazed opaque window to the rear aspect, wall-mounted extractor fan, central heating towel rail and ceiling spotlight.

Bedroom Two

11'10" x 12'1" (3.63 x 3.69)

With in-built wardrobe central heating radiator, coving to ceiling, ceiling light point and double glazed window to the front aspect.

Bedroom Three

16'0" x 8'3" (4.89 x 2.53)

With ceiling light point, central heating radiator, loft access point and double glazed window to the front aspect.

Bedroom Four

14'11" x 7'7" (4.57 x 2.32)

With ceiling light point, loft access point, central heating radiator and double glazed window to the rear aspect.

Bathroom

8'2" x 10'1" max x 8'3" min (2.49 x 3.09 max x 2.54 min)

With a four piece bathroom suite comprising low flush WC, corner bath with mixer tap and shower attachment over, wash hand basin in vanity unit with mixer tap over, walk-in shower cubicle with shower attachment and rainfall shower

over, ceiling spotlights, ceiling extractor fan, double glazed opaque window to the front aspect, click vinyl flooring and wall mounted central heating towel rail.

Loft

With a pull-down ladder, being boarded and housing the 'Worcester' combination boiler.

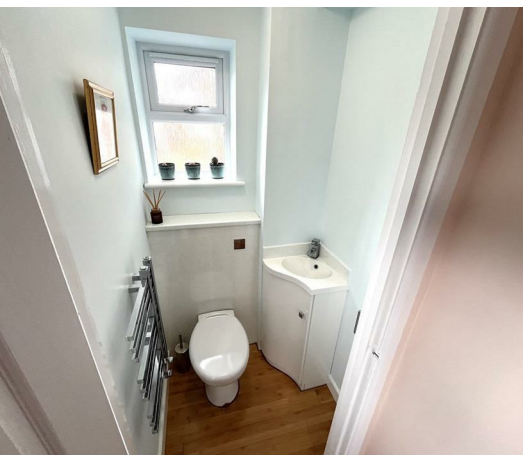
Rear Garden

Beautifully landscaped rear garden with an initial patio area with engineered brick pathway and steps leading to lawned area with a various selection of plants, trees and shrubs, side access gate to the front driveway and being finished with panel fencing to all borders with access gate to Moseley Bog.

Council Tax Band

According to the Direct Gov website the Council Tax Band for 37 Meadow View Moseley, Birmingham, West Midlands, B13 0AP is band D and the annual Council Tax amount is approximately £2,353.17, subject to confirmation from your legal representative.





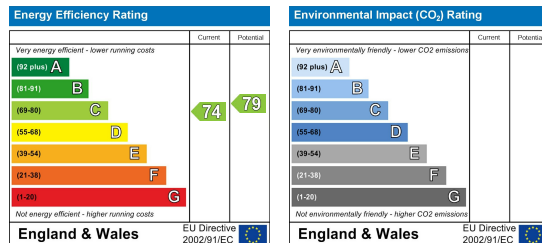
Floor Plan



Viewing

Please contact our Moseley Office on 0121 442 4040 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



SALES PARTICULARS – GENERAL INFORMATION

These particulars do not form part of any offer or contract and are provided for guidance only. They have been prepared in good faith; however, no guarantee or warranty is given as to their accuracy and they may be subject to errors, omissions or changes. All measurements are approximate and for illustrative purposes only.

The property is sold subject to any rights of way, public footpaths, easements, wayleaves, covenants, restrictions, and any other matters that may affect the legal title. The Agent has not tested or verified the condition, availability or operation of any services, systems or appliances, nor has the Agent verified the structural condition of the property, ownership, tenure, planning permissions, building regulations compliance or alterations.

Photographs, floorplans and virtual tours are provided for guidance only and may not represent the current condition or layout of the property. Fixtures, fittings and contents are subject to agreement and confirmation by the vendor's solicitor. Council Tax banding and EPC information are supplied for guidance only and should be independently verified.

All prospective purchasers are strongly advised to obtain independent professional advice and to satisfy themselves as to the accuracy and completeness of all information prior to making any offer to purchase.

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.

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