



## 56 Torridon Croft

Moseley, Birmingham, B13 8RG

Offers Over £250,000



**\*\*THREE BEDROOM END TERRACE WITH SUPERB VIEWS \*\*** Lovely three bedroom end of terrace home located in this lovely, leafy cul-de-sac off Russell Road in Moseley. Offering excellent access to all of the nearby amenities including the City Centre, Moseley Village, Cannon Hill Park, QE Hospital and upcoming Moseley Train Station. This property is advertised with no upward chain and has panoramic views of the local allotments and also of Birmingham City Centre in the distance. Offering double glazing and central heating throughout the further accommodation consists of; communal parking, fore gardens, entrance hallway, kitchen, side utility/lean-to, spacious lounge with wonderful views and log burner, full width conservatory and a rear garden. To the first floor there is a good size master bedroom, second bedroom, a decent single third bedroom and family bathroom. Energy Efficiency Rating TBC. To arrange a viewing to fully appreciate the accommodation on offer please contact our Moseley office.



#### Approach

This beautifully presented three bedroom end of terrace home is approached via a paved pathway with front fore garden UPVC front entry door with accompanying double glazed windows surround opening into:

#### Hallway

With lino to flooring, stairs giving rise to the first floor accommodation, under stairs storage cupboard providing useful storage, ceiling light point, coving to ceiling, central heating radiator and doors opening into:

#### Kitchen

9'6" x 7'8" (2.92 x 2.35)

With wall and base units with marble effect work surfaces incorporating stainless steel sink and drainer with mixer tap, cooker and gas hob with extractor over, tiling to splash backs, ceiling light point, double glazed window to the front aspect, door opening into cupboard providing useful storage and further wooden door opening into:

#### Lean-To

11'10" x 6'10" (3.61 x 2.09)

With a wooden door opening out to the front of the property, wooden door giving access to the rear garden, central heating radiator, lino to flooring and ceiling light point.

#### Living Room

16'4" x 16'7" (4.99 x 5.06)

With continued lino to flooring, two ceiling light points, coving to ceiling, two central heating radiators, bath with tiling to splash back, double glazed windows to the side aspect, inset log burning fire, double glazed sliding patio doors giving access into:

#### Conservatory

9'6" x 16'5" (2.90 x 5.02)

With continued lino to flooring, double glazed window to the side aspect overlooking the allotments, wall mounted light point, central heating radiator and double glazed patio door giving access to the rear garden.

#### First Floor Landing

With a ceiling light point, central heating radiator and internal doors opening into:

#### Bedroom One

13'6" x 9'8" (4.13 x 2.96)

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

#### Bedroom Two

11'4" x 9'11" (3.47 x 3.04)

With laminate wood effect flooring, double glazed

window to the rear aspect ceiling light point and central heating radiator.

### Bedroom Three

8'2" x 6'3" (2.50 x 1.93)

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

### Bathroom

9'8" x 6'1" (2.96 x 1.87)

With lino to flooring, window to the side aspect, bath with two taps and shower over, wash hand basin on pedestal with mixer tap, low flush WC, tiling surround, central heating radiator, single glazed window to the side aspect, ceiling light point and door opening into airing cupboard housing the wall mounted boiler and providing useful storage.

### Rear Garden

With a paved patio area leading to lawn turfed area with fencing surround and mature trees and shrubs to borders.

### Garage

A separate brick built garage with a metal up and over door, in a garage court. The garage is the first in the block on the right hand side of the garage court.

### Council Tax Band

According to the Direct Gov website the Council Tax Band for 56, Torrison Croft Moseley, Birmingham, West Midlands, B13 8RG is band C and the annual Council Tax amount is approximately £1,988.44, subject to confirmation from your legal representative.





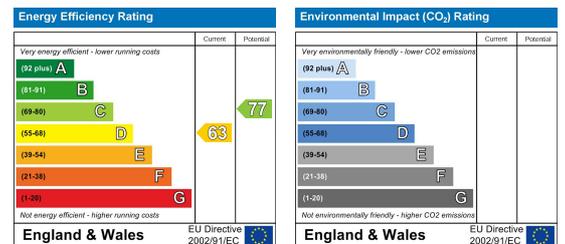
## Floor Plan



## 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



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.