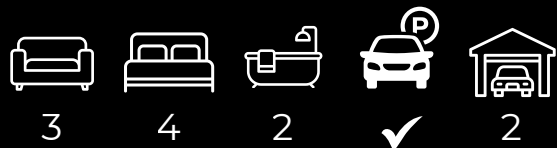




Oakleaf Drive, Moseley  
Birmingham, B13 9FE

Asking Price

**£525,000**



**Thistle**  
estates

## FOR SALE

**Oakleaf Drive, Moseley, Birmingham, B13 9FE**

**Asking Price: £525,000**

Spacious Detached Family Home | Prime Moseley Location

### Property Overview

An excellent opportunity to acquire this modern detached family home, ideally situated within a highly sought-after residential area of Moseley. Offering generous and versatile living accommodation, this well-presented property is perfectly suited for growing families, combining spacious interiors with excellent access to local amenities, schools, and transport links. The property benefits from gas-fired central heating, double glazing, a large conservatory, and a double integral garage, along with off-street parking and attractive front and rear gardens.

### Ground Floor Accommodation

A welcoming entrance hallway provides access to:

**Spacious Lounge – 4.70m x 4.95m**

A bright and airy main reception room, ideal for relaxing and entertaining.

**Dining Room – 2.70m x 2.80m**

Perfect for formal dining, conveniently positioned next to the kitchen.

**Large Conservatory – 5.45m x 3.70m (max), 2.20m (min)**

A fantastic additional living space with views over the rear garden, ideal as a family room or entertaining area.

**Fitted Kitchen – 3.55m x 2.80m**

Well-appointed with a range of wall and base units.

**Breakfast Area – 2.80m x 2.45m**

Ideal for informal dining.

**Utility Room – 1.60m x 1.50m**

Practical space for laundry and storage.

**Guest Washroom/WC**

**Integral Double Garage**

Garage 1 – 5.35m x 2.55m

Garage 2 – 5.35m x 2.60m

Offering excellent storage or potential for conversion (subject to necessary permissions).



## First Floor Accommodation

**Bedroom One (Front)** – 3.50m x 3.10m

### Principal bedroom with:

En-Suite Shower Room – 1.75m x 1.60m

**Bedroom Two (Front)** – 4.20m x 2.70m

**Bedroom Three (Rear)** – 3.45m x 2.85m

**Bedroom Four (Rear)** – 2.65m x 2.65m

**Family Bathroom** – 2.00m x 1.90m

Fitted with a three-piece suite.

## Outside

### Front Garden & Driveway

Tarmac driveway providing off-street parking for multiple vehicles.

### Rear Garden

A private and enclosed garden, ideal for families and outdoor entertaining.

## Location & Amenities

Situated in the heart of Moseley, this property benefits from a vibrant village atmosphere combined with excellent connectivity and family-friendly surroundings.

## Shopping & Leisure

Close to Marks & Spencer Foodhall

Nearby Co-op Food

Moseley Village offers a wide range of cafés, bars, restaurants, and independent shops

Regular farmers markets and community events



## Schools & Education

The property is ideally positioned for a wide range of highly regarded schools, making it perfect for families:

### Primary Schools

Moseley Church of England Primary School  
St Martin de Porres Catholic Primary School  
Anderton Park Primary School  
Park Hill Primary School

### Secondary & Grammar Schools

Moseley School  
King Edward VI Camp Hill School for Boys  
King Edward VI Camp Hill School for Girls

### Nurseries & Early Years

Bright Kids Day Nursery Moseley  
Little Owl Day Nursery Moseley  
Busy Bees Day Nursery at Birmingham Moseley

This strong selection of educational facilities further enhances the property's appeal as a long-term family home.

## Transport Links

Walking distance to Moseley Railway Station, offering direct access to Birmingham City Centre  
Excellent local bus routes along Alcester Road  
Easy access to major road networks

## Key Features

Detached modern family home  
Four bedrooms (master with en-suite)  
Two reception rooms plus large conservatory  
Breakfast kitchen with utility  
Integral double garage  
Off-street parking  
Sought-after Moseley location  
Walking distance to village amenities, schools & transport links

## Summary

This is a fantastic opportunity to acquire a well-proportioned detached home in a prime Moseley location, offering excellent family accommodation with scope to personalise if desired. Early viewing is highly recommended to fully appreciate the space, location, and lifestyle on offer.



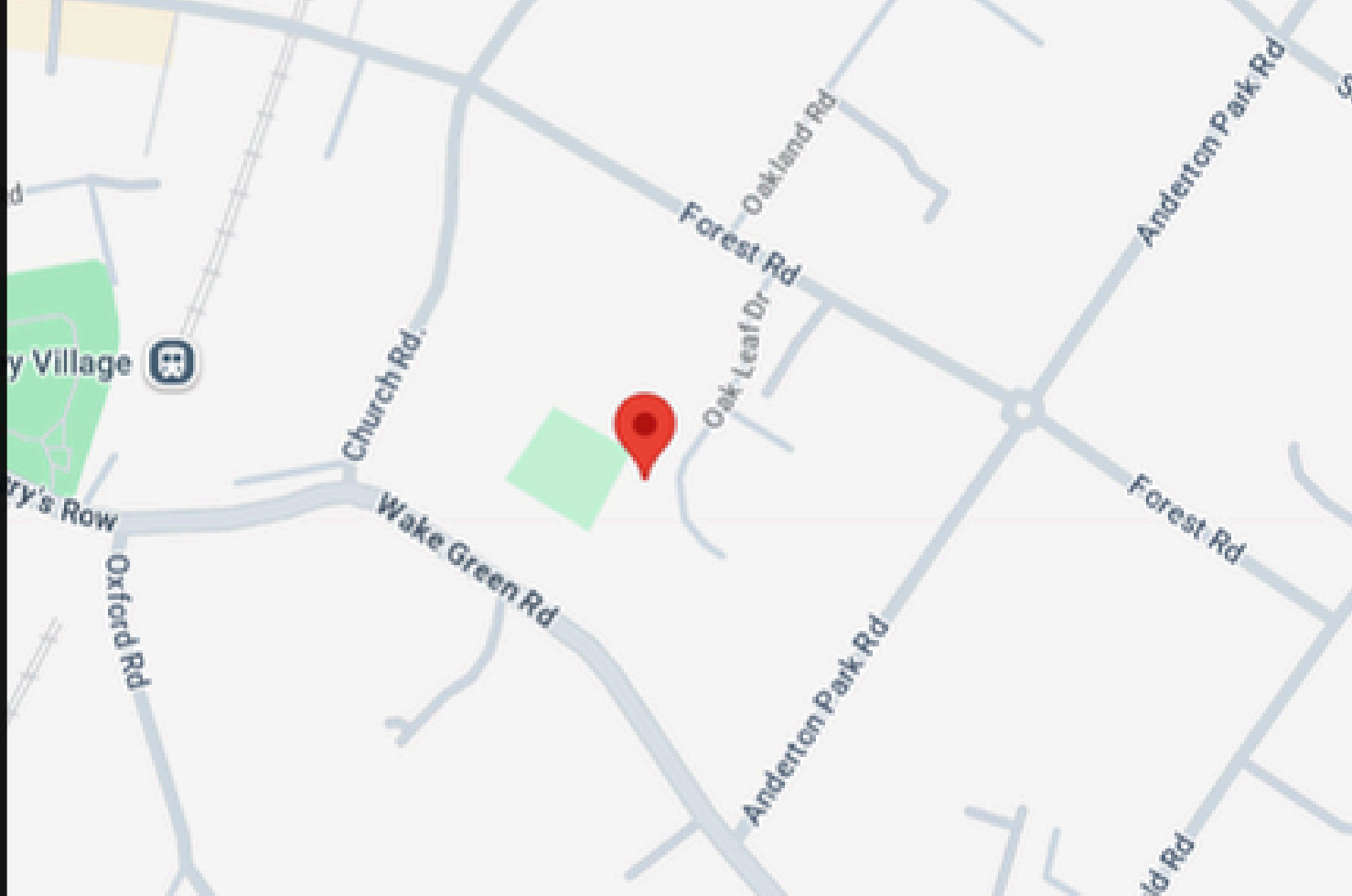
**AGENTS NOTE:**

We have not tested any of the electrical, central heating or sanitaryware appliances. Purchasers should make their own investigations as to the workings of the relevant items. Floor plans are for identification purposes only and not to scale. All room measurements and mileages quoted in these sales particulars are approximate. In line with The Money Laundering Regulations 2007 we are duty bound to carry out due diligence on all our clients to confirm their identity. Rather than traditional methods in which you would have to produce multiple utility bills and a photographic ID we use an electronic verification system. This system allows us to verify you from basic details using electronic data, however it is not a credit check of any kind so will have no effect on you or your credit history.

**FIXTURES AND FITTINGS:** All those items mentioned in these particulars by way of fixtures and fittings are deemed to be included in the sale price. Others, if any, are excluded. However, we would always advise that this is confirmed by the purchaser at the point of offer.

**VIEWINGS & APPOINTMENTS**

Book a viewing with Sole Agents Thistle Estates by phone or email: 0121 256 2561  
Enquiries@ThistleEstates.com



Property Sales | Lettings | Management

1A King Edward Road  
Moseley Birmingham B13 8HR

Enquiries@ThistleEstates.com  
0121 256 2561



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

**Tenure:**

Freehold

**Services:**

All mains services are connected to the property. However, it is advised that you confirm this at point of offer.

**Local Authority:**

Birmingham City Council

**Council Tax Band: 'F'**