



## 4 Greenhill Road

Moseley, Birmingham, B13 9SR

Offers In The Region Of £620,000



**\*AMAZING FOUR BEDROOM FAMILY HOME WITH EXTENDED KITCHEN IN PRIME MOSELEY LOCATION!\*** Four bedroom mid-terrace family home, located in this highly desirable location on Greenhill Road with excellent access into Moseley Village and Kings Heath High Street with its vibrant cafes, bars, restaurants and shopping facilities, local schools including Moseley C of E primary school, transport links to the City Centre, plus the upcoming Moseley and Kings Heath Train Stations. This beautiful home offers original features with contemporary fittings and the accommodation briefly consists of; front fore garden, inner vestibule, open hallway, two reception rooms that can be opened into through lounge, extended kitchen/diner, cellar and access to a landscaped sunny rear garden. To the first floor there are three bedrooms with an en-suite to bedroom one and further family bathroom with a further staircase giving access to the second floor with further bedroom. Energy Efficiency Rating: TBC. To arrange your viewing to fully appreciate this lovely home please call our Moseley Office.



### Approach

This property is approached via a gate leading to a paved passage way to front entrance door, with stoned chippings, decorative trees and mature shrubs to frontage, and with wooden door opening in to:

### Inner Vestibule

With tiled floor covering, ceiling light point, cornice to ceiling, an original stained glass door with accompanying window to surround and above opening in to:

### Open Plan Hallway

With Minton floor covering, ceiling light point, central heating radiator, decorative ceiling rose and archway, access to reception room two, stairs giving rise to first floor accommodation, singled glazed wooden door opening out to the rear garden, original style window and door opening into cellar and with an open walkway leading in to:

### Reception Room One

12'5" x 16'8" (3.80m x 5.09m)

Combined measurements for both reception rooms - 9.77m (maximum)

With exposed wooden floorboards, ceiling light point, decorative ceiling rose, picture rail, coving to ceiling, fireplace with tiled hearth and surround with wooden mantelpiece, single glazed original window to the front aspect and doors opening in to:

### Reception Room Two

15'0" x 13'6" (4.58m x 4.13m)

With wooden exposed floorboards, ceiling light point, decorative ceiling rose, two central heating radiators, picture rail, decorative coving to ceiling, original fireplace with; tiled surround, tiled hearth and wooden mantelpiece, and single glazed doors opening out to the rear garden.

### Kitchen/Dining Room

23'11" x 9'4" (7.31m x 2.85m)

#### Kitchen Area

With wall and base units, built-in; 'Neff' dishwasher, fridge/freezer, washing machine, cooker, double oven and electric hob and 'Ferrolli' wall mounted combination boiler.

With laminate wood effect floor covering, ceiling light points and spotlights, two central heating radiators, seated bay with single glazed sash window and further single glazed window to the side aspect, single glazed window to the rear aspect and glazed wooden door opening out to:

### Rear Garden

With a paved patio area leading to stoned chippings, with decorative shrubs and borders surround, leading to the rear BBQ and potting area with shed and fencing surround.

### Cellar

9'6" x 12'8" restricted head height (2.90m x 3.88m restricted head height)

With ceiling light point and restricted head height.

### First Floor Accommodation

With stairs giving rise to the first floor landing, with single glazed sash window to the side aspect, ceiling light point and further spot lights, central heating radiator, and doors opening in to:

### Bedroom One

17'5" x 14'2" (5.33m x 4.33m)

With wooden effect Laminate floor covering, ceiling light point, decorative ceiling rose, central heating radiator, original fireplace with tiled hearth and mantelpiece, picture rail, decorative coving to ceiling, three single glazed sash windows to the front aspect and door opening in to:

### En-Suite Shower Room

6'9" x 5'6" (2.06m x 1.69m)

With tiled floor covering, tiling to splash backs, ceiling spot lights and wall mounted light points, walk-in shower cubicle with shower attachment above and extractor fan over, Belfast sink in vanity unit with mixer tap over and low flush WC.

### Bedroom Two

11'10" x 14'6" (3.63m x 4.43m)

With ceiling light point, decorative ceiling rose, central heating radiator, picture rail, coving to ceiling, original fireplace with tiled hearth and mantelpiece and single glazed sash window facing out to the rear aspect.

### Bedroom Three

9'5" x 14'10" (2.89m x 4.54m)

With ceiling light point, central heating radiator, picture rail, original fireplace with tiled hearth and double glazed sash window looking out to the rear aspect.

### Bathroom

6'3" x 8'7" (1.93m x 2.63m)

With tiling to flooring, tiling surround, ceiling spot lights, central heating radiator, panelled bath with; two taps over, shower attachment and rainfall shower above. Low flush WC, sink on pedestal with two taps over, and single glazed opaque sash window to the side aspect.

### Top Floor Accommodation

With stairs giving rise from the first floor landing and leading up to:

### Bedroom Four

23'6" x 17'5" restricted head height (7.17m x 5.32m restricted head height)

With exposed wooden floor boards, ceiling light point, central heating radiator, fireplace with tiled hearth and mantelpiece, Eaves storage space, single glazed window facing out the the front aspect and 3 Velux windows to the rear aspect.

### Council Tax

According to the Direct Gov website the Council Tax Band for 4 Greenhill Road Moseley, Birmingham, B13 9SR is band E and the annual Council Tax amount is approximately £2,734.11, subject to confirmation from your legal representative.





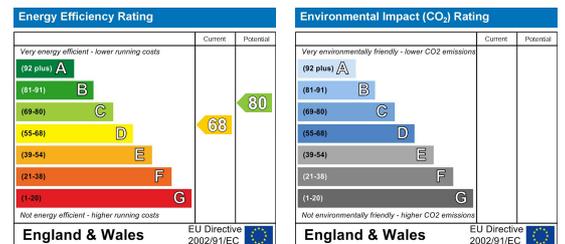
## Floor Plan



## 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



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### 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.