



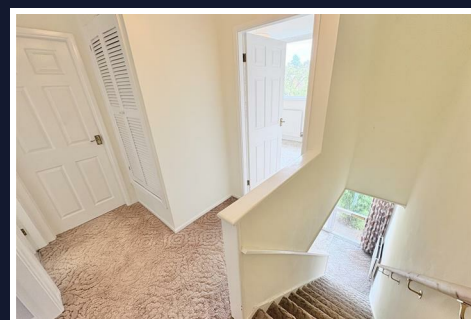
44 Torridon Croft

Moseley, Birmingham, B13 8RG

Offers Over £240,000



****THREE BEDROOM END TERRACE WITH CONSERVATORY IN A QUIET LOCATION WITH NO UPWARD CHAIN**** Lovely three bedroom end of terrace home located in this lovely, tucked away, leafy cul-de-sac off Russell Road in Moseley. Ideally located to give access to all of the nearby points of interest including Cannon Hill Park, Moseley Village, Kings Heath High Street, Q.E. Hospital, Birmingham University campus, local, well renowned schools and the City Centre via the nearby transport links and new train stations. The property offers no upward chain and has an added benefit of having a conservatory overlooking a corner plot garden. The property benefits from double glazing and central heating throughout and the further accommodation consists of; communal parking, fore gardens, entrance hallway, kitchen, spacious living room with patio doors leading onto a lovely garden, conservatory with double glazed UPVC doors overlooking the south facing garden. To the first floor there are three bedroom and a family bathroom. Energy Efficiency Rating C. To arrange a viewing to fully appreciate the accommodation on offer please contact our Moseley office.



Approach

The property is approached via a lawn area with pathway leading to storm porch housing meters and red quarry tiled floor leading to double glazed front entry door with accompanying windows opening into:

Entrance Hallway

With ceiling light point, central heating radiator, stairs giving rise to the first floor landing, door to under stairs storage cupboard and doors opening into:

Kitchen

9'2" x 7'6" (2.8 x 2.3)

With lino to flooring, ceiling light point, double glazed window to the front aspect, wall and base units with work surfaces over incorporating stainless steel sink and drainer with hot and cold mixer tap, integrated hob, space for washing machine, space for under counter fridge freezer and tiled to walls.

Living Room

14'3" mx 16'7" x 16'5" (4.35 mx 5.08 x 5.01)

With ceiling light point, two central heating radiators, double glazed doors to the rear garden and door opens into:

Conservatory

12'5" x 7'6" (3.8 x 2.3)

With double glazed windows and double glazed door to the rear garden.

First Floor Accommodation

From the hallway stairs gives rise to the first floor landing with ceiling light point, door opening into storage cupboard housing the 'Vaillant' boiler and doors opening into:

Bedroom One

13'5" x 9'7" (4.10 x 2.93)

With ceiling light point, central heating radiator, double glazed window to the front aspect and over stairs storage.

Bedroom Two

9'6" x 11'3" (2.92 x 3.44)

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

Bedroom Three

6'8" x 11'1" (2.04 x 3.4)

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

Bathroom

6'1" x 6'4" (1.87 x 1.95)

With lino to flooring, ceiling light point, opaque window to the front aspect, low flush WC, wash hand basin with hot and cold taps and storage below, bath with hot and cold taps and hand held shower over, tiling to splash backs, picture rail and central heating radiator.

Outbuilding

With door opening into outhouse providing useful storage.

Garden

With patio area leading to lawned turfed wrap around garden with mature trees and shrubs to borders.

Service Charges for Private Land

£350.00 per annum

Garage

Providing space for parking or useful storage space.

Council Tax Band

According to the Direct Gov website the Council Tax Band for 44, Torridon Croft Moseley, Birmingham, West Midlands, B13 8RG is band C and the annual Council Tax amount is approximately £2,091.71,

subject to confirmation from your legal representative.





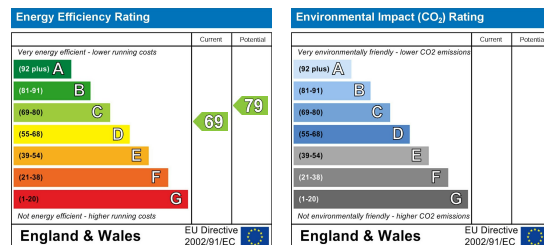
Floor Plan



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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