



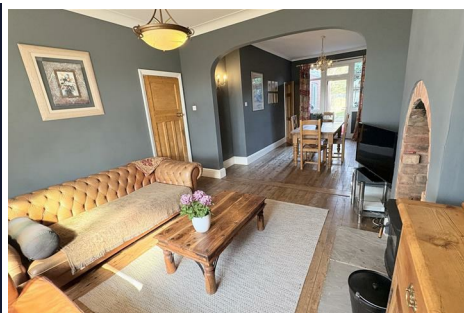
86 Swanshurst Lane

Moseley, Birmingham, B13 0AL

Offers Over £400,000



****LOVELY FAMILY HOME IN PRIME LOCATION WITH PARK VIEWS**** Three bedrooms plus a loft room semi-detached family home providing lots of original features, located on Swanshurst Lane in this popular Moseley location being conveniently located to all the local schools, shops, parks and transport links to Moseley, Kings Heath, Hall Green and the City Centre. The accommodation offered briefly comprises: front driveway, spacious entrance hallway, through lounge, reception room, utility and WC. kitchen/diner and access to an amazing rear garden. To the first floor there are three bedrooms and a family bathroom with a further staircase leading to a useable loft room. The property further benefits from double glazing (where stated) and central heating. Energy Efficiency Rating D. To fully appreciate this lovely home please contact our Moseley office to arrange a viewing.



Approach

The property is approached via a driveway with lawn with shrubs to borders leading to storm porch with wooden front entry door opening into:

Hallway

With an original stained glass window, ceiling light point, tiled flooring, central heating radiator, under stairs storage space, storage cupboard, stairs to first floor and doors opening into:

Living/Dining Room

12'4" x 30'5" (3.76 x 9.29)

With original wooden flooring, two ceiling light points, wall light point, original timber framed bay windows to the front aspect, double glazed window and door giving views and access to the rear garden, log burner with brick surround and door opening into:

Breakfast Room

18'4" x 8'9" (5.59 x 2.69)

With laminate wood effect flooring, cast iron fireplace with wooden surround, ceiling light point, central heating radiator, skylight, double glazed wooden framed window to the side aspect and doors opening into:

Utility

3'3"/164'0" x 6'6" (1/50 x 2)

With tiled flooring, space for washing machine and

dryer, low flush WC, sink with hot and cold mixer tap with tiled splash back, window overlooking the kitchen, ceiling light point and door opening into:

Kitchen

10'4" x 12'0" further kitchen area 4'9" x 7'10" (3.15 x 3.66 further kitchen area 1.45 x 2.40)

With continued tiling to flooring, ceiling spotlights, central heating radiator, double glazed door to the rear aspect, double glazed door and window to the side aspect,. Kitchen area with a selection of wall and base units with work surfaces over incorporating five ring burner gas hob with extractor over, built-in oven, stainless steel sink and drainer with hot and cold mixer tap, space for fridge freezer, tiling to splash backs and a further kitchen area with double glazed window to the side aspect and central heating radiator.

First Floor Accommodation

From the hallway stairs gives rise to the first floor landing with original timber framed window to the side aspect, ceiling light point, picture rail, stairs to top floor and door opening into:

Bedroom One

10'0" x 15'1" (3.05 x 4.61)

With original wooden flooring, ceiling light point, double glazed window to the rear aspect, picture rail and central heating radiator.

Bedroom Two

restricted head height 11'1" x 9'5" x 11'11" (restricted head height 3.40 x 2.89 x 3.65)

With original wooden flooring, ceiling light point, central heating radiator, double glazed window to the front aspect, picture rail and built-in storage and shelving to alcoves.

Bedroom Three

11'10" x 6'6" .226'4" (3.62 x 2 .69)

With laminate flooring, ceiling light point, central heating radiator, double glazed window to the rear aspect, picture rail and cast iron fireplace.

Bathroom

6'4" x 7'3" (1.95 x 2.21)

With tiled flooring, ceiling light point, double glazed opaque window to the front aspect, timber framed single glazed windows to the side aspect, wall mounted central heated towel rail, tiling to walls, wash hand basin on pedestal with mixer tap, low flush WC, bath with hot and cold taps and shower over, tiled surround and wall mounted Worcester Bosch boiler.

Top Floor Loft Room

10'2" x 14'1" (3.12 x 4.31)

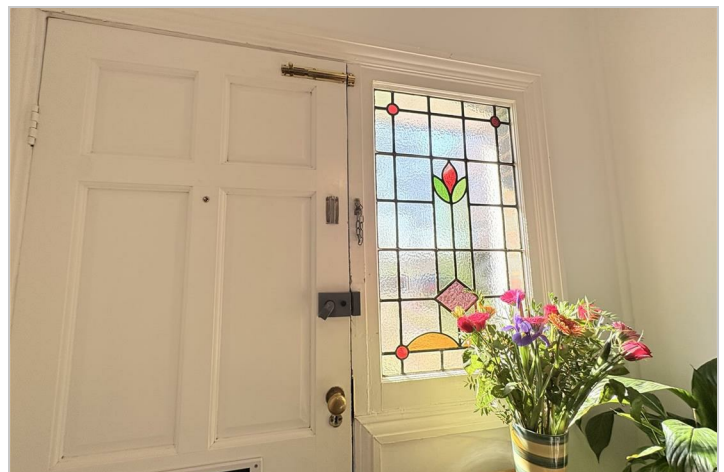
From the first floor landing stairs gives rise to the top floor with door opening into loft room with ceiling light point, double glazed Velux roof light and central heating radiator.

Rear Garden

With a patio area, side return, lawned area and mature trees.

Council Tax Band

According to the Direct Gov website the Council Tax Band for 86 Swanshurst Lane Moseley, Birmingham, B13 0AL is band D and the annual Council Tax amount is approximately £2,353.17, subject to confirmation from your legal representative.





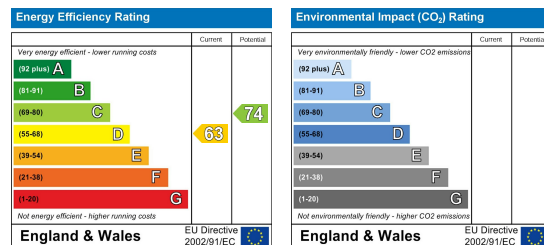
Floor Plan



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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