Rice Chamberlains
ESTATE AGENTS LLP



11 Moor Leasow

, Birmingham, B31 3XL

Offers In The Region Of £350,000

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****STUNNING THREE BEDROOM DETACHED FAMILY HOME IN A SOUGHT-AFTER CUL-DE-SAC** We are delighted to offer to the market this beautifully presented three-bedroom detached family home, situated in a popular and peaceful cul-de-sac on Moor Leasow, Offering spacious and versatile accommodation throughout, this property is an ideal home in a convenient location. The area is well placed for access to Northfield, Longbridge and Kings Norton, all offering a range of shops, restaurants, supermarkets and other local amenities. There are also a variety of local schools, parks and green spaces nearby, together with excellent commuter links via the M5 and M42 motorway networks and Northfield Train Station. The accommodation briefly comprises a welcoming entrance hallway, spacious living room, and a refurbished kitchen/diner with a feature island, integrated appliances and an open-plan dining area with access into the conservatory. There is also a ground-floor shower room and a converted garage, currently utilised as an additional reception room, which offers excellent flexibility and could alternatively be used as a home office, playroom or further bedroom. To the first floor are three well-proportioned bedrooms and a refurbished shower room. Outside, the property benefits from a driveway providing off-road parking for multiple vehicles, together with an attractive rear garden offering an ideal space for relaxing and entertaining. Energy Efficiency Rating: TBC. Early viewing is highly recommended to fully appreciate the space, presentation and versatility this lovely home has to offer. To arrange your viewing, please contact our Kings Norton office today.**







Approach

The property is approached via a front driveway with off road parking for multiple vehicles, a mature lawn area with decorative planting beds leads to side access point to the rear garden, metal up and over door to the garage (which has been converted) and double glazed door with accompanying windows opens into:

Porch

With tiled flooring, cupboard housing meters and an obscured double glazed door opens into:

Hallway

With central heating radiator, stairs giving rise to the first floor landing, ceiling light point, hardwood flooring and doors opening into

Living Room

10'3" x 14'4" (3.139 x 4.389)

With double glazed bay window to the front aspect, two ceiling light points, wall mounted column central heating radiator, laminate floor covering and decorative fireplace.

Extended Open Plan Kitchen/Living and Dining Room

9'6" max x 25'0" (2.905 max x 7.621)

Kitchen area with a selection of matching wall and base units, decorative island with four ring burner hob, integrated grill and oven, integrated dishwasher, double glazed door giving access to the side, double glazed window to the rear aspect, under stairs storage cupboard/pantry, hardwood flooring, door opening into garage area and open walkway into dining area/Conservatory.

Conservatory/Dining Area

8'10" x 9'1" (2.715 x 2.774)

With continued wooden flooring, double glazed windows to the side and rear respectively, double glazed French doors giving access to the rear garden, ceiling light point, wall mounted light point and central heating radiator.

Cloak Room/Utility/WC

4'4" x 7'11" (1.333 x 2.424)

With double glazed window to the rear aspect, ceiling spotlight points, low flush push button WC, walk-in shower cubicle with electric shower over, wash hand basin on vanity unit with mixer tap, heated towel rail, tiled flooring and space facility for washing machine and tumble dryer.

Converted Garage

7'10" x 14'6" (2.408 x 4.439)

With double glazed obscured window to the side aspect, ceiling spotlight points, central heating radiator, cupboard housing meters and laminate wood effect floor covering.

First Floor Accommodation

From hallway stairs gives rise to the first floor landing with ceiling light point, loft access point, double glazed window to the side aspect, door opening into useful storage cupboard housing the boiler and doors opening into:

Shower Room
6'7" x 6'1" (2.024 x 1.863)
With walk-in shower with mains powered shower over with rainfall effect shower, obscured double glazed window to the rear aspect, laminate wood effect floor covering, low flush push button WC, wash hand basin on vanity unit with hot and cold mixer tap, heated towel rail and ceiling spotlights.

Bedroolm One
9'6" x 11'10" (2.903 x 3.624)
With double glazed window to the front aspect, laminate wood effect flooring, ceiling light point, central heating radiator and doors opening into storage cupboard.

Bedroom Two
9'7" x 9'5" (2.932 x 2.879)
With double glazed window to the rear aspect, laminate wood effect flooring, ceiling light point, central heating radiator and door opening into storage cupboard.

Bedroom Three
6'9" max x 9'0" max (2.06m max x 2.74m max)
With double glazed window to the front aspect, ceiling light point, central heating radiator and door opening into useful storage area.

Rear Garden
Being access from the conservatory or the side access leads to a decorative patio area ideal for outside entertaining area leads to mature lawn area with rear shed.

Tenure
The agent understands that the property is Freehold. However, we have not inspected or verified the legal title to the property. All interested parties should obtain confirmation of tenure and any associated matters from their Solicitor or Surveyor prior to committing to purchase.

Council Tax
According to the Direct Gov website the Council Tax Band for Moor Leasow Birmingham, is band D and the annual Council Tax amount is approximately £2,353.17 subject to confirmation from your legal representative.

















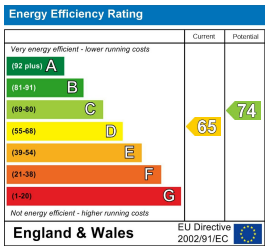
Floor Plan

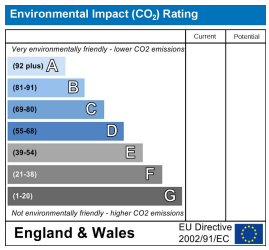


Viewing

Please contact our Kings Norton Office on 0121 459 2299 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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