

for sale

offers over **£450,000** Freehold

## Springfield Road Moseley Birmingham B13 9NE

Spacious family home set over three floors with six bedrooms, three reception rooms, kitchen, and downstairs WC. The first floor offers three bedrooms and a family bathroom, while the top floor provides three further bedrooms and a shower room. Off-road parking to the front and a private rear garden

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- Energy Rating: E
- SIX BEDROOMS
- SEMI DETACHED
- THREE RECEPTION ROOMS
- DOWNSTAIRS WC

# Property Details

## Entrance Porch

Door to front elevation, electric meters housed.

## Entrance Hallway

Door to front elevation, central heating radiator, storage under stairs.

## Lounge 14' 8" into bay x 11' 3" ( 4.47m into bay x 3.43m )

Double glazed bay window to front elevation, central heating radiator.

## Dining Room 11' 7" x 12' 5" ( 3.53m x 3.78m )

Double glazed bay window to side elevation, central heating radiator.

## Reception Room 11' 2" x 12' 6" ( 3.40m x 3.81m )

Double glazed window to rear elevation, central heating radiator.

## Kitchen 14' 2" x 13' 2" ( 4.32m x 4.01m )

Two double glazed windows to rear elevation, a range of wall and base units with work surface over incorporating a sink with drainer unit, gas cooker, space for appliances, tiled flooring, tiling to splash prone areas, spotlights.

## Downstairs W.C

Double glazed window to side elevation, W.C, wash hand basin, central heating radiator and fully tiled walls.

## Landing

Double glazed window to side elevation.

## Bedroom One 10' 6" x 9' 6" ( 3.20m x 2.90m )

Double glazed window to rear elevation, central heating radiator.

## Bedroom Two 12' 4" x 11' 5" ( 3.76m x 3.48m )

Double glazed window to rear elevation, central heating radiator.

## Bedroom Three 12' 7" x 14' 7" ( 3.84m x 4.45m )

Double glazed window to front elevation, central heating radiator.

## Bathroom

Double glazed window to side elevation, W.C, wash hand basin, bath, shower, heated towel rail and fully tiled walls.

## Second Floor Landing

Double glazed window to side elevation, central heating radiator and spotlights.

## Bedroom Four 8' 5" x 9' 6" ( 2.57m x 2.90m )

Double glazed window to rear elevation, central heating radiator, spotlights.

## Bedroom Five 10' 5" x 11' 2" ( 3.17m x 3.40m )

Double glazed window to rear elevation, central heating radiator and spotlights.

## Bedroom Six 14' 4" x 11' 1" ( 4.37m x 3.38m )

Two skylights to front elevation, central heating radiator, spotlights and storage.

## Shower Room

Double glazed window to side elevation, W.C, wash hand basin, shower, heated towel rail, extractor and fully tiled walls.

## Front Garden

Block paved driveway providing off road parking for multiple vehicles.

## Rear Garden

Patio area, laid to lawn and storage shed.





To view this property please contact Burchell Edwards on

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Property Ref: SHI207313 - 0009

Tenure:Freehold EPC Rating: E

Council Tax Band: C

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