



## 60 Elizabeth Road

Moseley, Birmingham, B13 8QJ

Offers In The Region Of £565,000





**\*\*THREE BEDROOM DETACHED HOME REQUIRING MODERNISATION!!\*\*** Three bedroom detached family home located in this quiet cul-de-sac location on Elizabeth Road in Moseley needing modernising. The property is located to offer excellent access to all the nearby points of interest including Cannon Hill park, Edgbaston cricket ground, MAC Theatre, Birmingham University and QE Hospital and excellent access into nearby Moseley Village with all of its well renowned amenities including shops, restaurants, bars and independent shops and transport links not too far away into the City Centre and the surrounding areas. This lovely home is central heated and double glazed (where stated) and offers no upward chain and the following well planned accommodation comprises of; front driveway, entry porch, hallway, two reception rooms, kitchen/diner, downstairs WC, integral garage and rear garden requiring work. To the first floor there are three bedrooms and a bathroom. Energy Efficiency Rating C. To arrange your viewing to fully appreciate this lovely home please call our Moseley office.



### Approach

The property is approached via a paved driveway with side lawn turfed area with a selection of trees and shrubs to borders and pathway leading to UPVC double glazed doors opening into:

### Porch

With ceiling spotlights, tiled flooring and double glazed UPVC door opening into:

### Hallway

With tiling to flooring, central heating radiator, coving to ceiling, ceiling spotlights, stairs giving rise to the first floor accommodation, under stairs storage cupboard and doors opening into:

### Reception Room One

11'11" x 15'6" (3.64 x 4.74)

With double glaze bay window to the front aspect, central heating radiator, ceiling light point, wall mounted light points, coving to ceiling and wooden laminate to flooring.

### Reception Room Two

18'9" x 12'2" (5.73 x 3.73)

With ceiling light point, wooden laminate flooring, central heating radiator and double glazed window with accompanying patio doors giving views and access to the rear garden.

### Dining Area

12'11" x 8'9" (3.94 x 2.68)

With double glazed patio doors giving views and access to the rear garden and walkway into:

### Open Plan Kitchen

12'8" max x 9'0" min x 7'10" min x 14'6" max (3.87 max x 2.75 min x 2.40 min x 4.42 max)

With tiled flooring, tiled surround, central heating radiator, wooden wall and base units with work surfaces incorporating 'Hygena' dishwasher (never used), 'Hygena' cooker and gas hob with extractor, stainless steel sink and drainer with hot and cold mixer tap, double glazed window to the side aspect, double glazed opaque door opening into side passageway and door opens into:

### Ground Floor WC

3'0" x 4'1" (0.93 x 1.27)

With central heating radiator, low flush WC, continued tiling to flooring, ceiling light point and ceiling extractor fan.

### Garage

7'6" x 15'5" (2.31 x 4.72)

With metal up and over door, ceiling light point, wall mounted 'Worcester' combination boiler and double glazed opaque window to the side aspect.

### First Floor Accommodation

With stairs giving rise to the first floor accommodation, wooden laminate flooring, loft access point, ceiling light point, double glazed opaque window to the side aspect and doors opening into:

### Bedroom One

11'11" x 15'5" into bay (3.64 x 4.70 into bay)

With double glazed bay window to the front aspect,

central heating radiator, ceiling light point and built-in storage.

### Bedroom Two

12'11" x 11'11" (3.94 x 3.65)

With built-in wardrobes, wooden laminate to flooring, central heating radiator, ceiling light point and double glazed window to the rear aspect.

### Bedroom Three

15'3" max x 7'8" min x 12'11" max x 8'1" min all w (4.66 max x 2.35 min x 3.95 max x 2.48 min all with)

With ceiling strip light point, coving to ceiling, central heating radiator and double glazed window to the front, wooden laminate to flooring.

### Bathroom

7'10" x 8'11" (2.40 x 2.74)

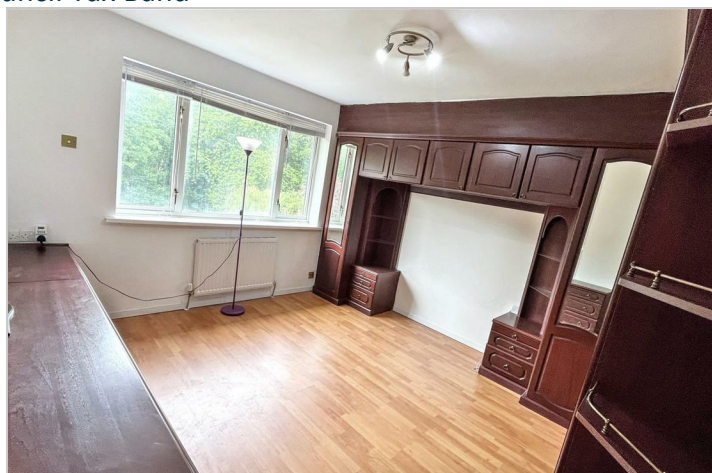
With a Jacuzzi bath with shower over, low flush WC, shower cubicle, sink in vanity unit with two taps over, tiling to flooring, tiling to walls, wall mounted towel rail, wall mounted extractor fan, ceiling light point and double glazed opaque windows to the side and rear aspect.

### Rear Garden

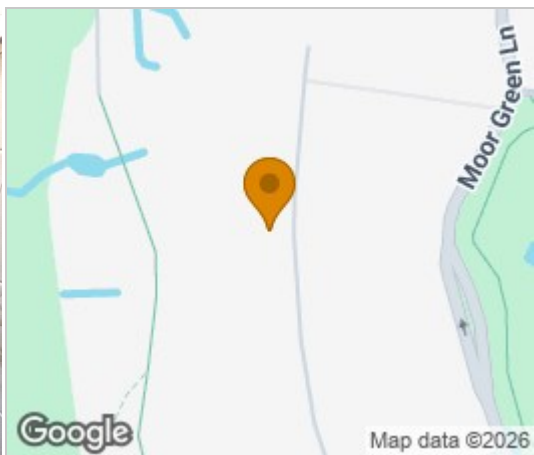
With front to rear access, paved patio area with steps leading down to rear garden area in need of works with some fencing to borders.

### Council Tax Band

According to the Direct Gov website the Council Tax Band for 60 Elizabeth Road Moseley, Birmingham, West Midlands, B13 8QJ is band E and the annual Council Tax amount is approximately £2,734.11, subject to confirmation from your legal representative.







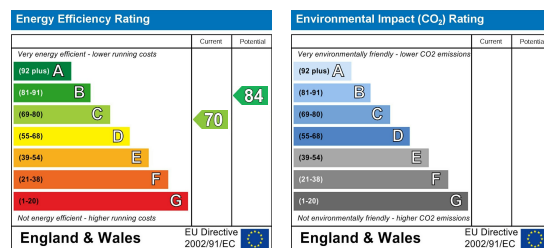
## Floor Plan



## 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.