



280 Yardley Wood Road

Moseley, Birmingham, B13 9JW

Offers Over £315,000



Rice Chamberlains are pleased to present this delightful three bedroom mid-terrace home with a usable basement room! The home is located on Yardley Wood Road, a popular Moseley location being just a stone throw's away from the Village with all of its amenities such as; schools, cafes, green spaces, community hubs, grocers, pubs and restaurants as well excellent transport routes, especially with the new Train Station due to open! The property itself comprises of two well-flowing Reception Rooms, a modern and sleek kitchen, a downstairs toilet with utility space, a usable basement room with electrics and heating, currently used as a third reception room and office space! To the first floor we have the primary bedroom, the third bedroom and family bathroom with further stairs to our top floor which provides useful eaves storage and a further bedroom with a dormer window, providing ample space. The Energy Efficiency Rating is TBD.

To truly appreciate this wonderful home, book in a viewing today!



Approach

Approached via a shallow fore garden with fence and gate to boundary and pathway with stone chippings to front fore garden and leading to front entry door opening into:

Inner Vestibule

With ceiling light point, coat hanging space and further wooden door opening into:

Front Reception Room

7'5" x 12'0" x 8'5" (2.28 x 3.68 x 2.57)

With double glazed bay window to the front aspect, ceiling light point, central heating radiator, exposed brick chimney breast, and Karndean LVT throughout and door opening into:

Inner Hallway

With door opening into cellar, wood effect flooring and open walkway into:

Rear Reception Room

11'10" x 11'10" (3.62 x 3.63)

With ceiling light point, central heating radiator, double glazed window to the rear aspect, exposed brick chimney breast, Karndean LVT throughout, stairs rising to first floor accommodation and bi-folding door opening into:

Kitchen

14'10" x 6'2" (4.53 x 1.88)

With laminate Karndean LVT throughout, ceiling

spotlights, a selection of wall and base units with work surfaces over incorporating sink and drainer with hot and cold mixer tap, integrated oven and hob with extractor over, space for dishwasher, integrated fridge freezer, double glazed window to the side aspect and door opening into:

Inner Hallway

With tiled flooring, storage cupboard housing the Worcester Bosch boiler, door opening out to the rear garden and further door opening into:

Ground Floor WC/Utility

5'9" x 4'5" (1.77 x 1.35)

With tiled flooring, tiling to walls, ceiling light point, central heating radiator, double glazed opaque window to the side aspect, WC, wash hand basin with hot and cold taps and spaced facility for washing machine.

First Floor Landing

From the rear reception room stairs gives rise to the first floor landing with ceiling light point, central heating radiator, stairs rising to second floor accommodation and further doors opening into:

Bedroom One

13'10" x 12'1" (4.33 x 3.69)

With double glazed window looking out onto the front aspect, ceiling light point and central heating radiator.

Bedroom Two

8'9" x 9'3" (2.67 x 2.83)

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

Bathroom

8'9" x 3'9" x 3'3" (2.69 x 1.15 x 1)

With central heating radiator, low flush WC, Victorian style bath with hot and cold mixer tap and shower over, wash hand basin with hot and cold taps, tiling to walls and storage cupboard with shelving.

Top Floor Accommodation

From the first floor landing stairs gives rise to the top floor landing with ceiling light point, door opening into loft access point, eaves storage and further door opening into:

Bedroom Three

13'11" x 12'2" (max) (4.25 x 3.72 (max))

With double glazed dormer window looking out onto the front aspect, ceiling light point and central heating radiator..

Cellar

11'3" x 11'7" (3.45 x 3.54)

With stairs leading down into the cellar with ceiling



spotlights, window to the front aspect, central heating radiator and picture rail.

Rear Garden

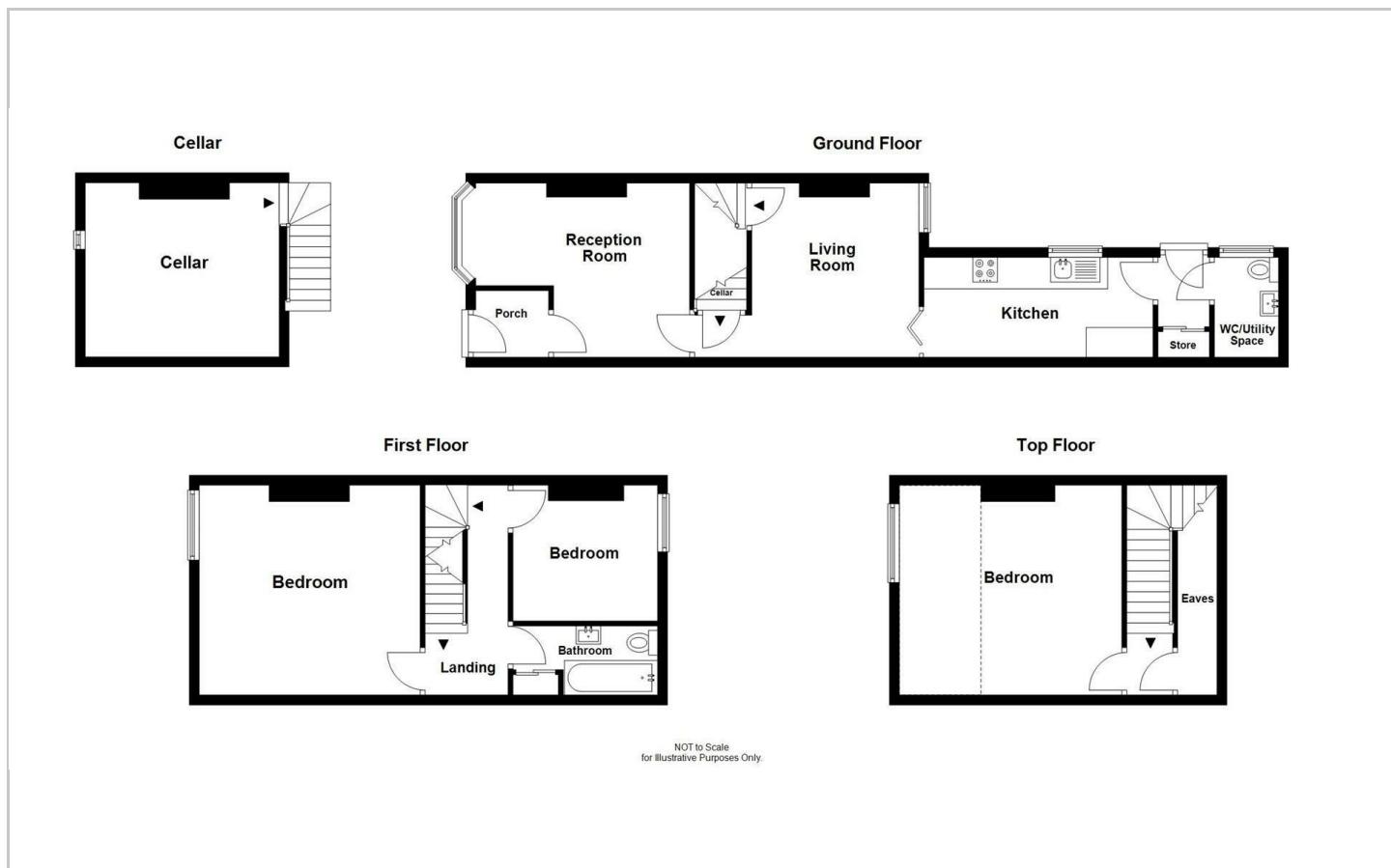
With paved patio area and fencing to borders, shared access point, a further patio area with shrubs to borders and a rear shed.

Council Tax Band

According to the Direct Gov website the Council Tax Band for 280 Yardley Wood Road, B13 9JW is band B and the annual Council Tax amount is approximately £1,739.89, subject to confirmation from your legal representative. subject to confirmation from your legal representative.



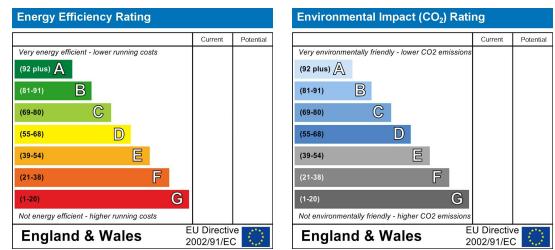
Floor Plan



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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