



## 27 Greenend Road

Moseley, Birmingham, B13 9TJ

Offers Over £570,000



**\*\*AMAZING FOUR BEDROOM FAMILY HOME IN PRIME MOSELEY LOCATION!\*\*** Lovely semi-detached four bedroom family home in this desirable quiet location in Moseley on Greenend Road which has been updated and extended by the current owners. The property offers excellent access to all the nearby points of interest including: 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 plus both of the upcoming Moseley and Kings Heath train stations. Moseley Park and Pool, Cannon Hill park, Highbury park, Edgbaston cricket ground, MAC Theatre and QE Hospital in close proximity. The property is also located in the catchment area for some outstanding schools including Moseley C of E. This amazing home has central heating and double glazing and the following well planned accommodation comprises; front driveway, entrance hallway, front reception room, open-plan kitchen/diner with bi-folding doors opening onto a landscaped rear garden. To the first floor there are two bedrooms, office and family bathroom with further stairs leading to the second floor with two more bedrooms and bathroom. Energy Efficiency Rating D. To property also benefits from recently replaced double glazing and central heating. To arrange your viewing to fully appreciate the accommodation on offer, please call our Moseley office.



### Approach

The property is approached via a paved driveway with side lawn turfed area with decorative trees and shrubs to borders and steps leading to a wooden entrance door opening into:

### Hallway

With solid wood floorboards, opaque double glazed window to the front aspect, stairs giving rise to the first floor accommodation, ceiling light point, central heating radiator, door opening into under stairs storage cupboard with double glazed window to the side aspect and ceiling light point and further doors opening into:

### Reception Room One

11'0" x 15'10" into bay (3.36 x 4.83 into bay )

With double glazed bay window to the front aspect, ceiling light point, solid wood floorboards, log burner with tiled hearth and, central heating radiator.

### Kitchen/Diner

18'4" x 17'5" (5.61 x 5.32)

With a selection of wall and base units with marble effect work surfaces over incorporating stainless steel sink and drainer with mixer tap over, 'Smeg' cooker, microwave and built-in electric hob with extractor over and fridge, tiling to splash backs, double glazed window to the side aspect, ceiling

spotlights, ceiling light point, specially commissioned feature fireplace with brick surround, central heating radiator and wooden flooring.

### Dining Area

16'2" x 31'5" (4.93 x 9.58)

With Velux windows, ceiling light point, continued wooden flooring, central heating radiator and bi-fold doors gives views and access to the rear garden.

### First Floor Accommodation

From hallway stairs gives rise to the first floor landing with double glazed opaque window to the side aspect, ceiling light point, stairs giving rise to the top floor and door opening into;

### Bedroom One

15'9" into bay x 10'11" (4.82 into bay x 3.33)

With double glazed bay window to the front aspect, ceiling light point and central heating radiator.

### Bedroom Two

14'9" x 10'11" (4.50 x 3.33)

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

### Office

4'1" x 6'11" (1.26 x 2.11)

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

### Bathroom

6'10" x 9'6" (2.09 x 2.90)

With a three piece bathroom suite comprising low flush WC, sink on pedestal with mixer tap over, panel bath with mixer tap over with shower and rainfall attachment over, double glazed opaque windows to the side and rear aspects, ceiling extractor fan, ceiling light point, decorative tiling to flooring, central heated towel rail and door opening into airing cupboard housing the Worcester boiler.

### Top Floor

From the first floor landing stairs gives rise to the top floor landing with ceiling light point, double glazed window to the side aspect, door opening into storage cupboard providing useful storage and further doors opening into:

### Bedroom Three

11'11" x 7'8" (3.65 x 2.34)

With two Velux windows ceiling light point, eaves storage and central heating radiator.

### Bedroom Four

7'7" x 12'0" (2.33 x 3.66)

With two Velux windows, central heating radiator, ceiling light point and eaves storage.

### Bathroom

5'10" x 6'5" (1.80 x 1.97)

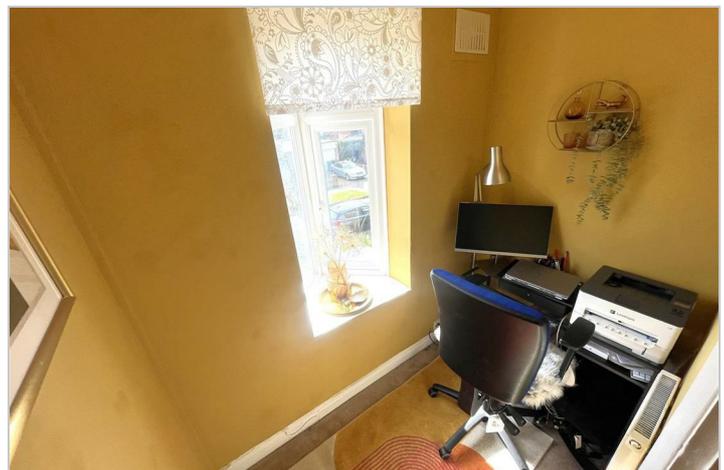
With tiling to flooring, tiling surround, central heating towel rail, wall mounted sink with mixer tap over, low flush WC, panel bath with mixer tap over and shower attachment above, wall mounted extractor, ceiling light point, wall mounted light point, double glazed window to the side aspect, tiling surround and tiled flooring.

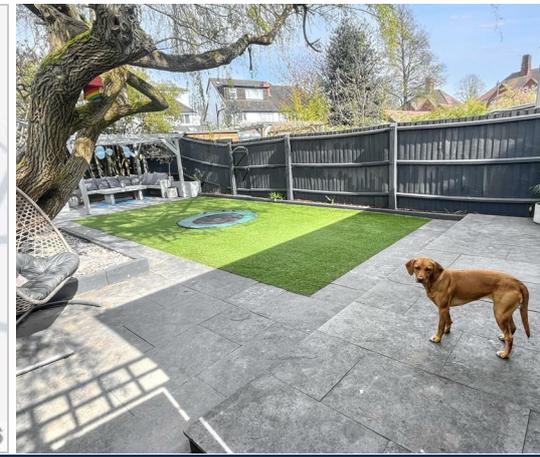
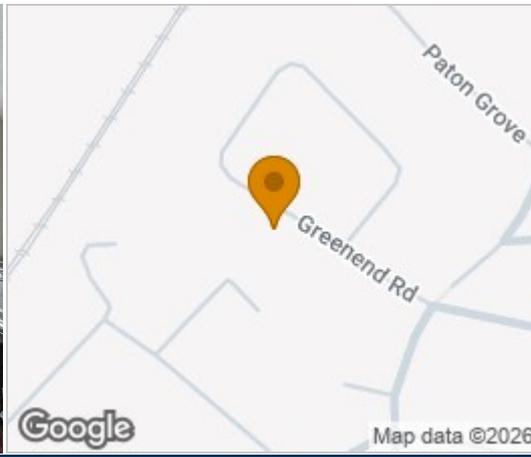
### Landscaped Rear Garden

With a paved pathway leading to artificial lawn area, decorative trees and shrubs to borders, with a rear patio area with space for table and chairs, shed, mature trees to the rear and fencing to borders with rear to front access.

### Council Tax Band

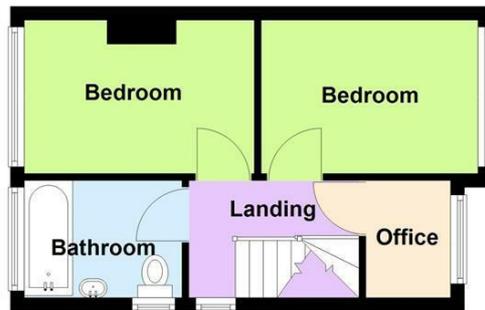
According to the Direct Gov website the Council Tax Band for 27, Greenend Road Moseley, Birmingham, West Midlands, B13 9TJ is band C and the annual Council Tax amount is approximately £1,988.44, subject to confirmation from your legal representative.





## Floor Plan

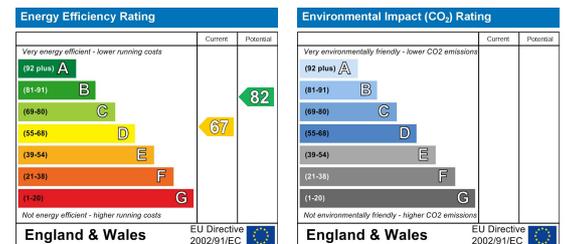
Greenend Road - NOT TO SCALE - For illustrative purposes only



## 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



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

### 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.