



## 8 April Croft

Moseley, Birmingham, B13 9HP

Offers Over £285,000





Rice Chamberlains are pleased to present this well presented three bedroom mid-terrace home located in this lovely, quiet location in Moseley! Offering excellent access to all of the nearby amenities including Moseley Village with all of its associated amenities including coffee shops, cafes, restaurants, shopping facilities and also being close to the local transport links for access into the City Centre and upcoming Moseley Train Station and close links to Cannon Hill Park, QE Hospital and MAC Theatre. This wonderful home benefits from central heating, double glazing throughout and a garage. The further accommodation consists of; on-street parking, front fore garden, entrance hallway, kitchen/diner, spacious living room with access to a well maintained rear garden. To the first floor there are three good-sized bedrooms and a fitted bathroom. Energy Efficiency Rating TBD. To arrange your viewing to fully appreciate the accommodation on offer please contact our Moseley office.



### Approach

Located on a quiet cul-de-sac with an well maintained fore-garden with path leading to double glazed UPVC front door with an accompanying side window opening into:

### Hallway

With ceiling light point, grey wood effect laminate flooring, gas central radiator, under stair open storage space and access to; kitchen and separate living room and stairs to first floor accommodation.

### Kitchen/Diner

10'4" x 12'11" (3.15 x 3.95)

With vinyl stone effect flooring, a selection of wall and base units with roll edge work surface over, space for washing machine, cooker and fridge freezer, wall mounted Vaillant combi boiler, three ceiling light points and double glazed window to the front aspect.

### Living room

16'8" x 13'3" x 13'10" (5.09 x 4.06 x 4.23)

With laminate wood effect flooring and carpet to floor, ceiling light point, two wall mounted light points, two gas central radiators, built in bookcase, storage cupboard, double glazed windows to the rear garden and double glazed French door leading out to garden:

### Garden

With a patio area, steps up to well maintained lawn area and further steps up to decking and seating space.

### First Floor Accommodation

Stairs giving rise to the first floor landing with door

opening into useful storage cupboard, ceiling light point and doors opening into:

### Bedroom One

9'3" x 14'2" (2.84 x 4.32)

With ceiling light point, central radiator and double glazed windows to the rear aspect.

### Bedroom Two

12'3" x 6'11" x 6'11" (3.74 x 2.12 x 2.12)

With central heating radiator, ceiling light point and double glazed windows to front aspect

### Bedroom Three

6'11" x 10'1" (2.13 x 3.08)

With ceiling light point, gas central radiator and double glazed windows to the rear aspect

### Bathroom

6'0" x 6'8" (1.84 x 2.04)

With a walk-in shower with shower head over, low level flush WC, sink on pedestal with hot and cold mixer tap, gas central heating radiator, tiling to wall, lino to floor and double glazed opaque windows to the front aspect

### Council Tax Band

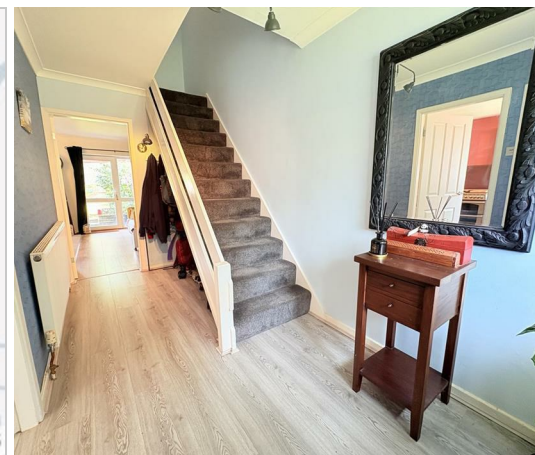
According to the Direct Gov website the Council Tax Band for 8 April Croft, Moseley, Birmingham, B13 9HP is band C and the annual Council Tax amount is approximately £1,988.44 subject to confirmation from your legal representative.

### Garage

Garage in separate block, opposite the property, with solar powered lights providing useful storage or car parking space

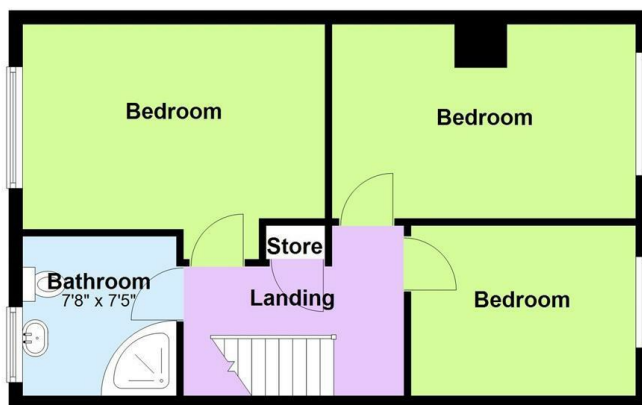
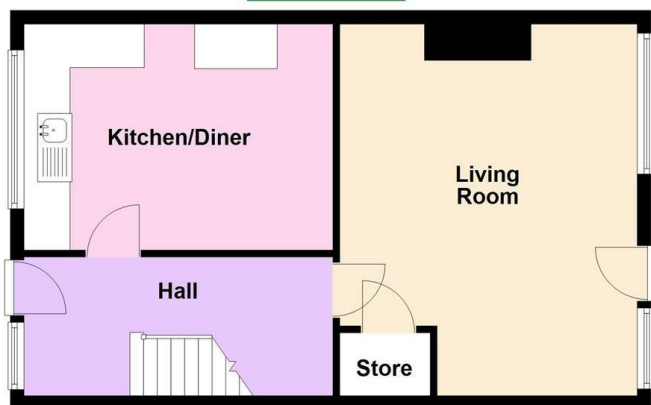






## Floor Plan

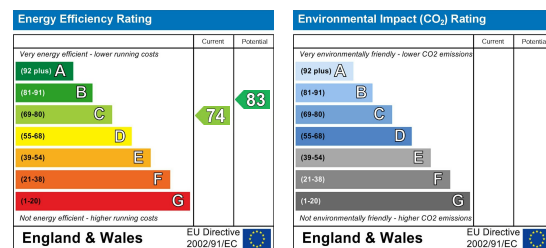
April Croft - NOT TO SCALE - For illustrative purposes only



## 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.