



12 Mallory Rise

Moseley, Birmingham, B13 9YE

Offers In The Region Of £425,000



DETACHED THREE-BEDROOM FAMILY HOME IN THE PRIME LOCATION Lovely modern detached family home located on a quiet cul-de-sac of Mallory Rise, a secluded spot with woodland views overlooking Moseley Bog. This is a much sought after location within easy distance of Moseley Village and Kings Heath centre with all their excellent facilities including independent shops, restaurants and bars. Transport links are good with buses and trains into Birmingham and surrounding areas. The new Moseley Train Station offers excellent transport links to the City Centre. Close to Sarehole Mill, Tolkien's Trail and the Dingles. Parks include Cannon Hill, Swanshurst and Moseley. The property is in the catchment area for St Bernard's RC Primary School, Swanshurst School, Moseley School and Sixth Form College as well as a number of private schools. The accommodation comprises of; a driveway providing off road parking, hallway, reception room one, kitchen, further reception room with a lovely conservatory, leading onto a well maintained rear garden, and downstairs WC. To the first floor there are three bedrooms; and a family bathroom. Energy Efficiency Rating D. The property also benefits from double glazing and central heating and no upward chain. To arrange your viewing of this fantastic home please call our Moseley sales team.



Approach

The property is approached via a front garden with lawn and shrubbery and block paved driveway leading to garage and front entry door opens into:

Hallway

With ceiling light point, stairs giving rise to the first floor landing, under stairs storage cupboard, central heating radiator and doors opening into:

Reception Room One

10'5" x 13'5" (3.19 x 4.11)

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

Kitchen

13'6" x 6'6"/305'1" (4.12 x 2/93)

With tiled flooring, recessed spots to ceiling, central heating radiator, double glazed windows to the front aspect and double glazed door with opaque glazed window giving access to the side aspect. Kitchen has a selection of wall and base units with work surfaces over, space for an American style fridge freezer, integrated oven and grill, integrated hob with extractor fan over, sink and drainer with hot and cold mixer tap, cupboard housing Vaillant boiler and walkway into utility.

Utility

4'3" x 5'6" (1.31 x 1.68)

With space facility for washing machine and tumble dryer, wall mounted units, work surface, double glazed window to the side aspect and recessed spots to ceiling.

Ground Floor WC

2'7" x 5'6" (0.81 x 1.69)

With marble effect tiling to flooring, tiling to half wall height, hidden cistern push button low flush WC, contemporary wall mounted wash hand basin with hot and cold mixer tap and storage below, central heating radiator, double glazed opaque window to the rear aspect, extractor fan and ceiling light point.

Living/Dining Room

19'10" x 13'2" (6.07 x 4.02)

With two ceiling light points with decorative ceiling roses, cornice to ceiling, feature fireplace with wooden mantle piece, marble surround and hearth, picture rail, central heating radiator, double glazed window to the rear aspect and double glazed sliding doors giving the access into:

Conservatory

11'9" x 13'5" (3.6 x 4.09)

With ceiling light point and fan, double glazed window to the side and rear aspects and double glazed French doors gives access to the rear garden.

First Floor Accommodation

From hallway stairs gives rise to the first floor landing with ceiling light point and doors opening into:

Bedroom One

12'9" x 13'1" (3.90 x 3.99)

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

Bedroom Two

10'11" x 9'1" (3.33 x 2.79)

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

Bedroom Three

8'4" max x 10'6" (2.55 max x 3.22)

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

Shower Room

5'4" x 7'2" (1.64 x 2.20)

With tiled flooring, ceiling spotlights, double glazed opaque window to the side aspect, built-in vanity unit with hidden cistern low flush push button WC and wash hand basin with hot and cold mixer tap, wall mounted heated chrome towel rail, walk-in shower cubicle with mains powered shower over, tiling to walls and extractor fan and window overlooking the landing area.

Rear Garden

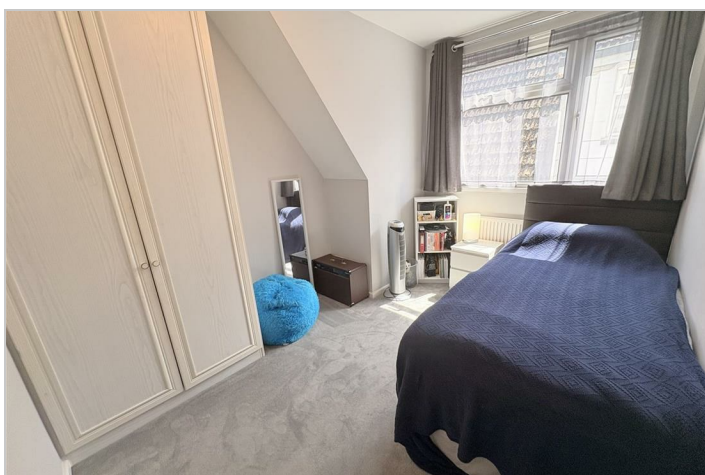
With a paved patio area leading to lawn area, a further patio to the rear of the garden, door opening into garage and being finished with a panel fencing to the borders.

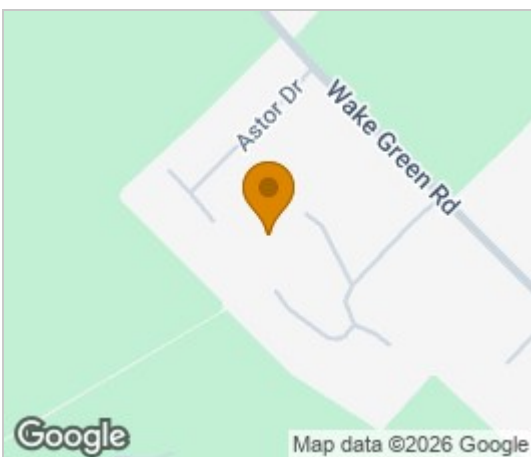
Garage

Not inspected.

Council Tax Band

According to the Direct Gov website the Council Tax Band for 12, Mallory Rise, Moseley, Birmingham, B13 9YE is band D and the annual Council Tax amount is approximately £2,353.17, subject to confirmation from your legal representative.





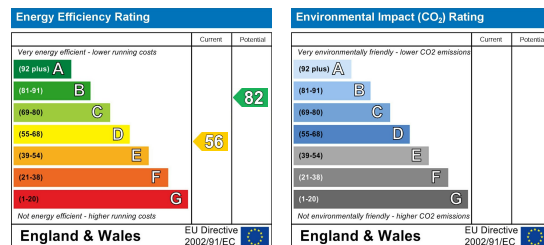
Floor Plan



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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