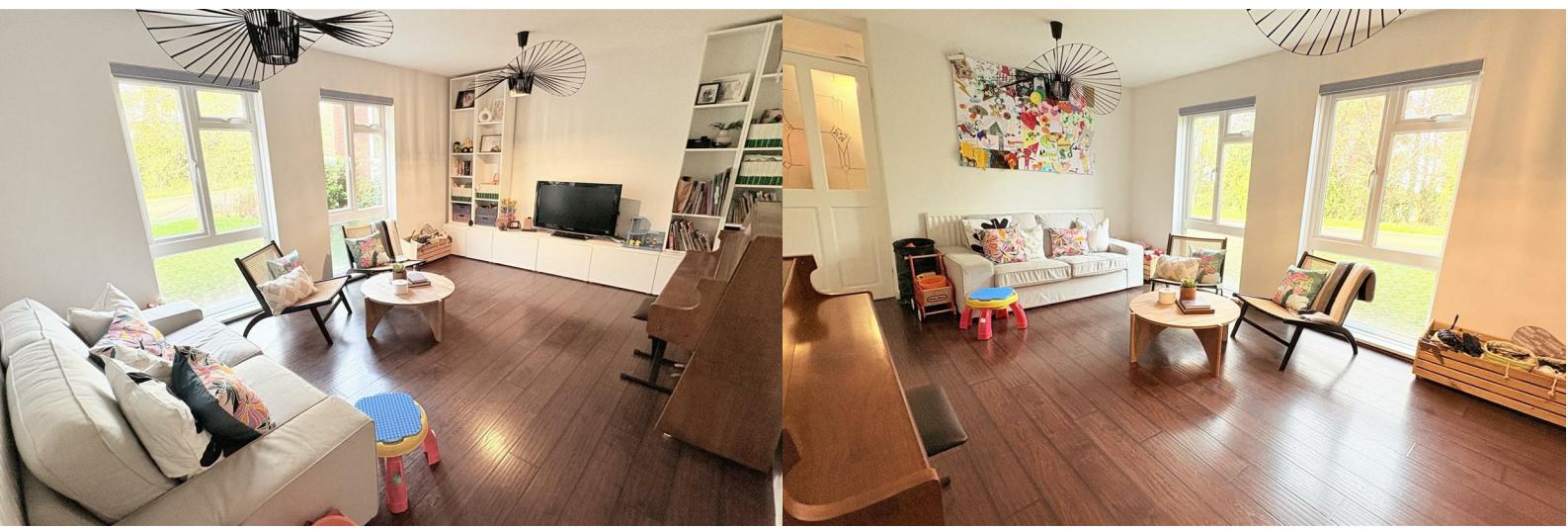




## 42 Holders Lane

Moseley, Birmingham, B13 8NL

Offers Over £400,000



**\*DELIGHTFUL END-TERRACE CORNER PLOT IN QUIET LOCATION!\*** Lovely four bedroom family home in this prime Moseley location on Holders Lane, offering great access to Cannon Hill Park, Holders Woods and also nearby Moseley Village with all of its associated amenities including cafes, bars, restaurants and shopping facilities, Moseley Park and Pool and being close to local transport links into the City Centre. There is also the added benefit of Moseley Train Station that is due to open soon and is only a brisk journey into the village! This spectacular home is also in excellent school catchment zones, making it the perfect location and style for existing, as well as growing families. The accommodation on offer briefly comprises; front fore driveway, a spacious porch with ample storage space, hallway, downstairs WC, living room, re-fitted kitchen with door to dining room that overlooks the serene and landscaped garden with further door into storage cupboard. To the first floor there are four bedrooms and a family bathroom, along with an airing cupboard housing the boiler and a loft hatch with very useful storage space! The property also benefits from double glazing, central heating and potential scope to extend depending on planning permission. Energy Efficiency Rating C. To arrange your viewing to fully appreciate the accommodation on offer please contact our Moseley branch.



## Approach

The property is approached via a paved pathway with lawn turfed area to the side with mature trees and shrubs leading to UPVC front entrance door opening into:

## Porch

With double glazed opaque window to the side aspect, ceiling light point, door opening into cupboard housing meters and further single glazed door opening into:

## Hallway

With wooden effect flooring, stairs giving rise to the first floor accommodation, ceiling light point, central heating radiator, under stairs storage space and doors opening into:

## Downstairs WC

4'8" x 2'5" (1.44 x 0.75)

With lino to flooring, low flush WC, corner mounted sink with mixer tap over and vanity unit, tiling to splash backs, ceiling light point and single glazed opaque window to the front aspect.

## Living Room

11'8" x 16'2" (3.56 x 4.94)

With two double glazed windows with opaque lower to the front aspect, two ceiling light points, central heating radiator and wooden effect flooring.

## Re-Fitted Kitchen

From hallway single glazed door opens into kitchen with grey wall and base units with work surfaces. one and a half bowl sink and drainer with mixer tap over, lino to flooring, tiling to splash backs, double glazed window to the rear garden aspect, integral 'AEG'

washing machine, 'Electrolux' dishwasher and double fan-assisted oven, and 'Zanussi' electric hob and fridge-freezer. Under-cabinet lights, soft-close cupboards and drawers, and pull-out spray tap, central heating radiator and ceiling light point.

## Dining Room

11'0" x 11'3" (3.36 x 3.44)

With continued lino to flooring, double glazed patio doors with an accompanying double glazed window giving access to the rear garden, ceiling light point, central heating radiator and further door opening into:

## Utility/Storage Area

With housing for a condenser tumble dryer, ceiling light point and continue lino to flooring.

## First Floor Accommodation

Stairs gives rise to the first floor landing with loft access point with pull down ladder, two ceiling light point, double glazed window to the side aspect, grey laminate to flooring and doors opening into:

### Bedroom One

11'6" x 11'11" (3.51 x 3.64)

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

### Bedroom Two

10'5" x 11'8" (3.18 x 3.56)

With continued laminate to flooring, central heating radiator, double glazed window to the rear aspect and ceiling light point.

### Bedroom Three

11'5" x 10'4" (3.50 x 3.16)

With continued laminate to flooring, central heating

radiator, double glazed window to the front aspect, ceiling light point and door opening into over stairs storage cupboard providing useful storage.

#### Bedroom Four

8'7" x 8'0" (2.64 x 2.45)

With continued laminate to flooring, central heating radiator, double glazed window to the rear aspect and ceiling light point.

#### Bathroom

6'0" x 6'5" (1.85 x 1.98)

With three piece bathroom suite comprising panel bath with corner mixer tap and shower attachment above, sink in vanity unit mixer tap over, low flush WC, tiling to splash backs, decorative lino to flooring, opaque double glazed window to the rear aspect, ceiling light point and central heated towel rail.

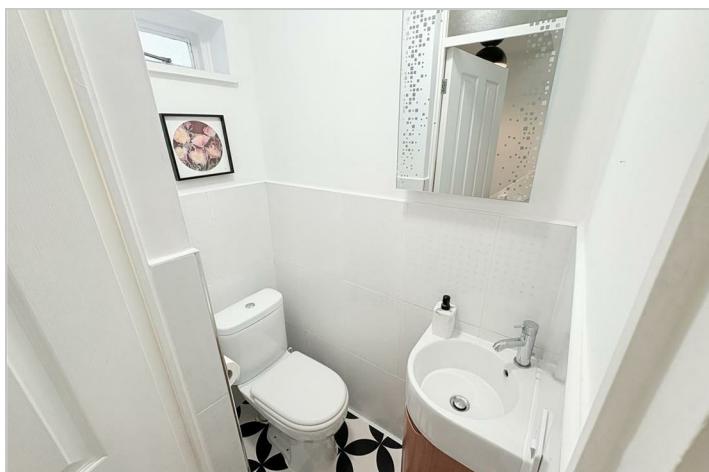
#### Rear Garden

Landscaped garden with paved patio area leading to artificial lawn with shrubs and chippings to borders, planters with decorative shrubbery, shed to rear and outside storage with front rear access.

#### Council Tax Band

According to the Direct Gov website the Council Tax Band for Holders Lane, Moseley, Birmingham, B13 8NL is band C and the annual Council Tax amount is

approximately £1,988.44 subject to confirmation from your legal representative.





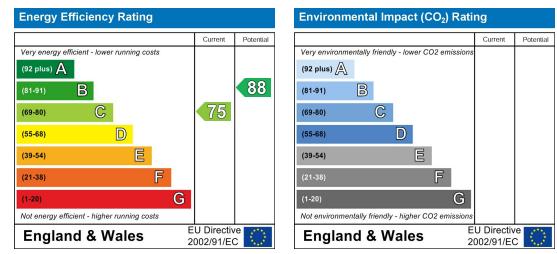
## Floor Plan



## 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.

27-29 St Marys Row, Moseley, Birmingham, West Midlands, B13 8HW

Tel: 0121 442 4040 Email: sales@ricechamberlains.co.uk ricechamberlains.co.uk