



## 352 Moor Green Lane

Moseley, Birmingham, B13 8QP

Offers Over £200,000



We are delighted to offer to the market this lovely two-bedroom, mid-terrace home on Moor Green Lane close to Moseley Village and Stirchley located within easy reach of all of its associated amenities including coffee shops, cafes, bars, restaurants, shopping facilities and good links to Kings Heath High Street and local parks with transport links into the City Centre. The property boasts of central heating and glazed windows and the accommodation briefly consists of; front fore garden, front reception room, rear reception room, kitchen, utility room and access to the rear garden. To the first floor there are two bedrooms and a bathroom. Energy Efficiency Rating C. To arrange your viewing to fully appreciate this beautiful terrace home on offer please contact our Moseley office.



#### Approach

The property is approached via a shared pathway leading to a private front fore garden with a paved pathway with decorative trees and shrubs to frontage with wooden front entry door opening into:

#### Front Reception Room

10'3" x 13'1" into bay (3.14 x 4 into bay)

With double glazed bay window to the front aspect, decorative coving to ceiling, ceiling light point, open fireplace, central heating radiator and door opening into:

#### Rear Reception Room

11'2" x 12'1" (3.41 x 3.70)

With under stairs storage providing useful storage, laminate to flooring, central heating radiator, ceiling light point, coving to ceiling, double glazed window to the rear aspect, door opening to stairs giving rise to the first floor landing and further door opening into:

#### Kitchen

9'1" x 5'10" (2.78 x 1.79)

With white wall and base units with marble effect work surfaces incorporating stainless steel sink and drainer with mixer tap over, space for cooker, tiling to splash backs, tiled flooring, double glazed opaque patio door giving access to the rear garden, double glazed window to the side aspect, ceiling strip light and open walkway into:

#### Utility Area

6'11" x 5'6" (2.12 x 1.70)

With tiled flooring, wall mounted Worcester combination boiler, ceiling light point, tiling to splash backs and space for fridge freezer and washing machine.

#### First Floor Accommodation

From rear reception room stairs gives rise to the first floor landing with two ceiling light points, central heating radiator, oft access point (not inspected) and doors opening into:

#### Bedroom One

11'2" x 11'3" (3.41 x 3.43)

With over stairs storage cupboard providing useful storage, double glazed window to the front aspect, ceiling light point and central heating radiator.

#### Bedroom Two

8'2" x 12'1" (2.49 x 3.70)

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

#### Bathroom

5'10" x 8'3" (1.80 x 2.53)

With a three piece bathroom suite comprising sink in vanity unit with mixer tap over, low flush WC, bath with two taps over and shower over, central heating towel rail and double glazed window to the rear aspect.

#### Rear Garden

With a patio area leading to a landscaped rear

garden with a paved pathway, decorative tree and shrubs to borders and fencing surround.

#### Council Tax Band

According to the Direct Gov website the Council Tax Band for 352 Moor Green Lane Moseley, Birmingham, B13 8QP 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.





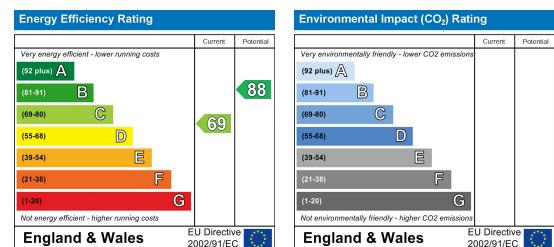
## Floor Plan



## 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



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.