



18 Greenend Road

Moseley, Birmingham, B13 9TJ

Offers In The Region Of £550,000



GORGEOUS THREE BEDROOM, EXTENDED, SEMI-DETACHED FAMILY HOME IN PRIME MOSELEY LOCATION Lovely family home that has been renovated throughout, located on the ever-popular Greenend Road in Moseley. Being ideally situated between both Moseley Village and the Kings Heath High Street, the area boasts strong local amenities like cafes, shops, parks and school catchment area, making it the ideal family home. There is also the added benefit of local transport routes and the new train station due to open!

The property itself is complimented by a driveway on approach and the interior offers a cosy front reception room, a downstairs wash closet, three bright and airy bedrooms, a bathroom with separate toilet, a fully boarded loft with pull down ladders, electrics and Velux windows. As well as the main attraction of the stunning kitchen diner, being the heart of the home and having bi-fold doors out into the south facing garden. Energy efficiency rating is TBD. To truly appreciate this property, please call our Moseley office for a viewing today!



Approach

The property is approached via a chippings driveway and block paved shared driveway leading to the rear of the property and open porchway leading to a single glazed opaque wooden door opening into:

Hallway

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

Reception Room One

15'5" x 9'7" (4.70 x 2.93)

With ceiling light point, central heating radiator, double glazed bay window to the front aspect, log burning fire and built-in shelving to alcoves.

Kitchen/Diner

21'9" x 19'1" x 10'10" x 17'5" (6.65 x 5.83 x 3.31 x 5.31)

With parquet flooring, ceiling spotlights, wall mounted cast iron radiator, a selection of wall and base units and island with work surfaces over, tiling to splash backs, built-in oven, grill and hob with extractor over, built-in dishwasher, space for washing machine and dryer, two integrated under counter fridges and freezer, double glazed sliding doors giving views and access to the rear garden, double glazed opaque window to the side aspect, exposed brick to chimney breast and double glazed ceiling skylight.

First Floor Accommodation

With stairs giving rise to the first floor landing with double glazed opaque window to the side aspect, ceiling light point, loft access point with pull down ladder and doors opening into:

Bedroom One

9'7" x 15'5" into bay (2.94 x 4.70 into bay)

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

Bedroom Two

15'10" x 10'9" (4.85m x 3.30m)

With ceiling light point, carpet to floor, gas central radiator, chimney breast double glazed bay window to the rear aspect overlooking the south facing garden.

Bedroom Three

7'6" x 6'9" (2.31m x 2.08m)

With ceiling light point, gas central radiator, carpet to floor and double glazed bay window to the front aspect

Bathroom

6'10" x 6'8" (2.09 x 2.05)

With lino to flooring, ceiling light point, central heating radiator, bath with hot and cold mixer tap and shower over, tiling to walls, wash hand basin with hot and cold mixer tap and storage below, shaver point and double glazed opaque window to the rear aspect and extractor fan.

Separate WC

2'5" x 3'7" (0.76 x 1.10)

With tiled flooring, decorative wall panelling, ceiling light point, double glazed opaque window to the side aspect, low flush WC, cast iron fireplace and wall mounted sink with hot and cold mixer tap.

Loft Room

15'9" x 14'3" (4.82 x 4.35)

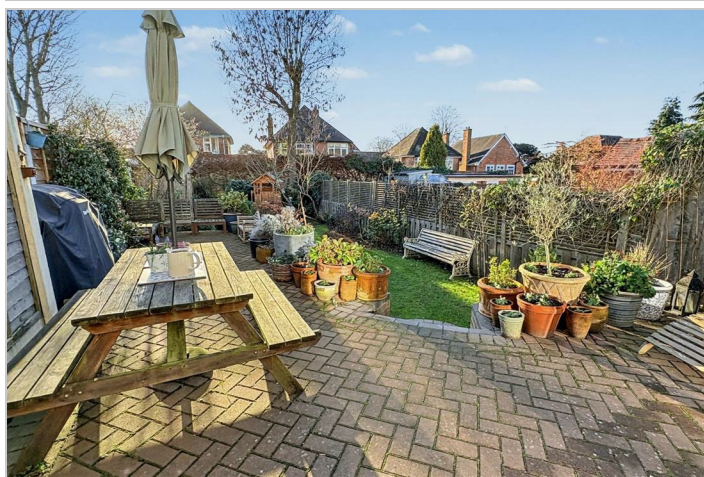
With two Velux windows, ceiling light point and eaves storage with useful storage space.

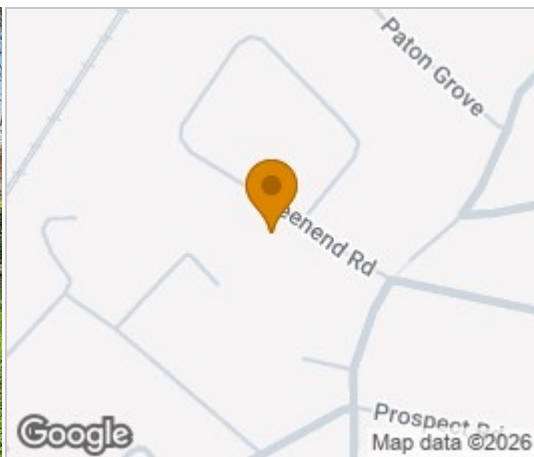
Rear Garden

With a patio area with steps leading down to lawn area, side access point and flowerbeds to borders.

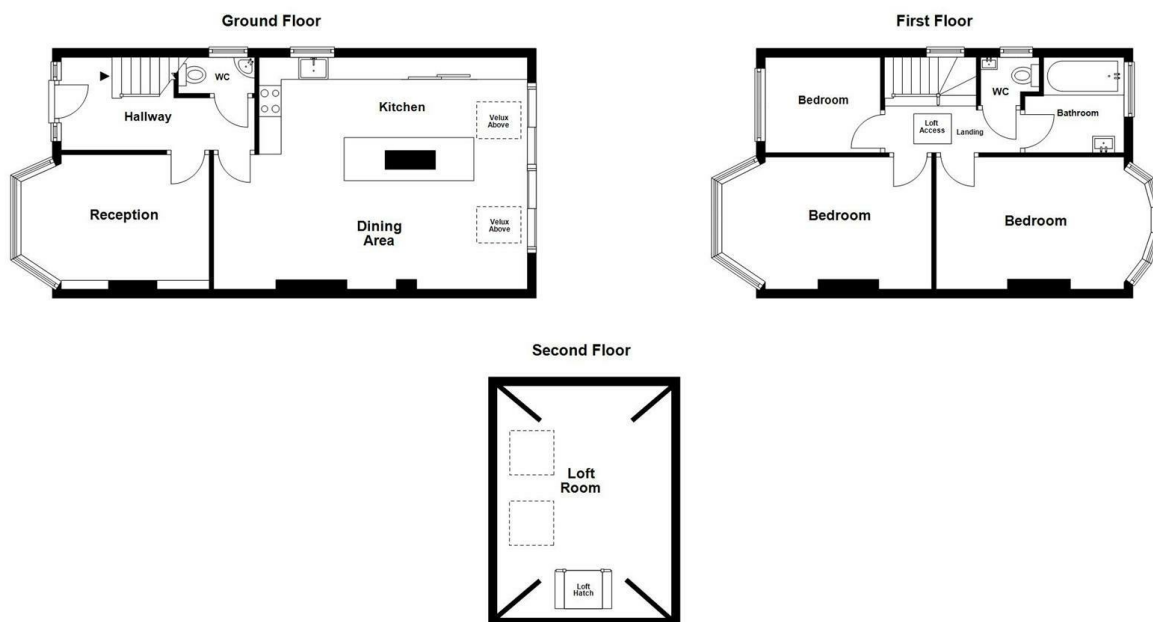
Council Tax

According to the Direct Gov website the Council Tax Band for 18 Greenend Road, Birmingham, 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

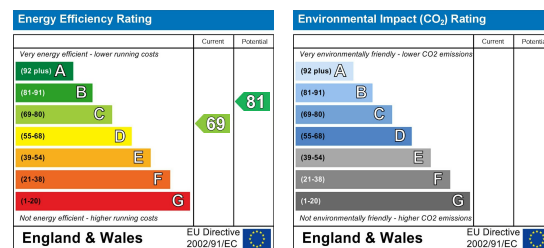


NOT To Scale
for illustrative Purposes Only.

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.