



## 219 Moor Green Lane

Moseley, Birmingham, B13 8NT

Offers Over £700,000



**\*\*FOUR BEDROOM DETACHED HOME\*\*** Lovely four bedroom detached family home located in this popular location on Moor Green Lane in Moseley. The property is located to offer excellent access to all the nearby points of interest including Cannon Hill park, Highbury park, Edgbaston cricket ground, MAC Theatre and QE Hospital and excellent access into nearby Moseley Village with all of its well renowned amenities including shops, restaurants, bars and independent shops and transport links not too far away into the City Centre and the surrounding areas plus both of the upcoming Moseley and Kings Heath train stations. This amazing home has central heating and double glazing (where stated) and the following well planned accommodation comprises of; front driveway for multiple cars, porch, hallway, two reception rooms that can be used as a through lounge, downstairs shower room, kitchen/diner with garden access, utility/lean-to, garage, lovely landscaped garden. To the first floor there are four bedrooms with a family bathroom with separate WC. Energy Efficiency Rating E. To arrange your viewing to fully appreciate the accommodation on offer, please call our Moseley office or feel free to visit the website for more information.



#### Approach

The property is approached via a tarmac driveway with decorative shrubs to borders, leading to a wooden front entry door with original stained glass window opening into:

#### Hallway

With original wooden flooring, stairs giving rise to the first floor, dado rail, central heating radiator, ceiling spotlights, coving to ceiling, original stained glass window to the front aspect and doors opening into:

#### Shower Room

5'4" x 7'11" (1.65 x 2.42)

With tiled flooring, walk-in shower with mains powered shower over, sink on pedestal with mixer tap over, low flush WC, wall mounted extractor fan, ceiling spotlights, central heating radiator, electric heated towel rail, single glazed door with accompanying double glazed opaque window giving access to the side lean-to and door opening into under stairs storage cupboard providing useful storage.

#### Through Lounge/Diner

32'8" (9.96)

#### Front Reception Room

15'6" x 12'0" (4.74 x 3.67)

With wall and ceiling light points, coving to ceiling, double glazed bay window to the front aspect with park views, central heating radiator, electric fireplace with hearth and doors opening into:

#### Rear Reception Room

11'0" x 16'5" (3.37 x 5.01)

Can also be utilised as a through lounge/diner. With fireplace with tiled hearth, double glazed patio doors with accompanying windows giving views and access to the rear garden, and wall mounted light points and central heating radiator.

#### Kitchen/Diner

16'9" x 16'2" (5.11 x 4.95)

With tiled flooring, two double glazed windows to the rear aspect and double glazed patio doors giving access to the patio area. Kitchen with a selection of base units with tiled work surfaces over incorporating two Belfast sinks with mixer tap over, built-in Aga, ceiling spotlights, space for fridge freezer, door opening into:

#### Utility/Lean-To

6'3" x 35'5" (1.93 x 10.82)

With wall and base units with work surface over, space for washer dryer and fridge freezer, Belfast sink with hot and cold taps, doors giving access to the front and rear and open walkway into:

#### Garage

8'0" x 15'1" (2.45 x 4.62)

With a wooden opening electric door, central heating radiator and ceiling strip light,

#### First Floor Accommodation

From hallway stairs gives rise to the first floor landing with loft access point with pull down ladder, coving to

ceiling, ceiling spotlights, double glazed stained glass opaque window to the rear aspect and doors opening into:

### WC

2'9" x 5'5" (0.84 x 1.66)

With double glazed opaque window to the side aspect, low flush WC, central heating radiator, tiling to floor and walls, ceiling light point and coving to ceiling.

### Bathroom

max 9'6" x min 7'2" x 6'0" (max 2.92 x min 2.19 x 1.84)

With tiled floor and walls, central heating radiator, wall mounted sink with mixer tap over, panel bath with mixer tap over and shower attachment above, double glazed opaque window to the side aspect, coving to ceiling, ceiling spotlights and door opening into airing cupboard.

### Bedroom One

15'7" into bay x 11'2" (4.77 into bay x 3.42)

With double glazed bay window to the front aspect and park views, two central heating radiators, ceiling light points, picture rail and feature fireplace with brick surround.

### Bedroom Two

11'1" x 14'0" (3.38 x 4.27)

With picture rail, ceiling light point, central heating radiator, built-in wardrobes and double glazed window to the rear aspect.

### Bedroom Three

max 11'5" x 8'5" (max 3.48 x 2.59)

With central heating radiator, picture rail, ceiling light point and double glazed window to the front and park views.

### Bedroom Four

8'0" x 10'5" (2.44 x 3.19)

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

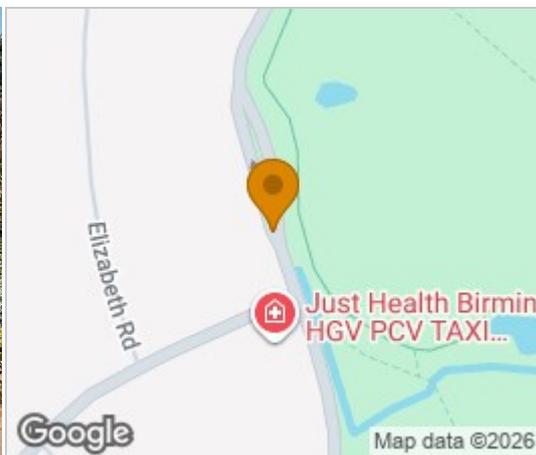
### Rear Garden

Split level patio area leading to lawn and pathway to rear of the garden. Trees and shrubs to borders with fencing surround and shed to rear.

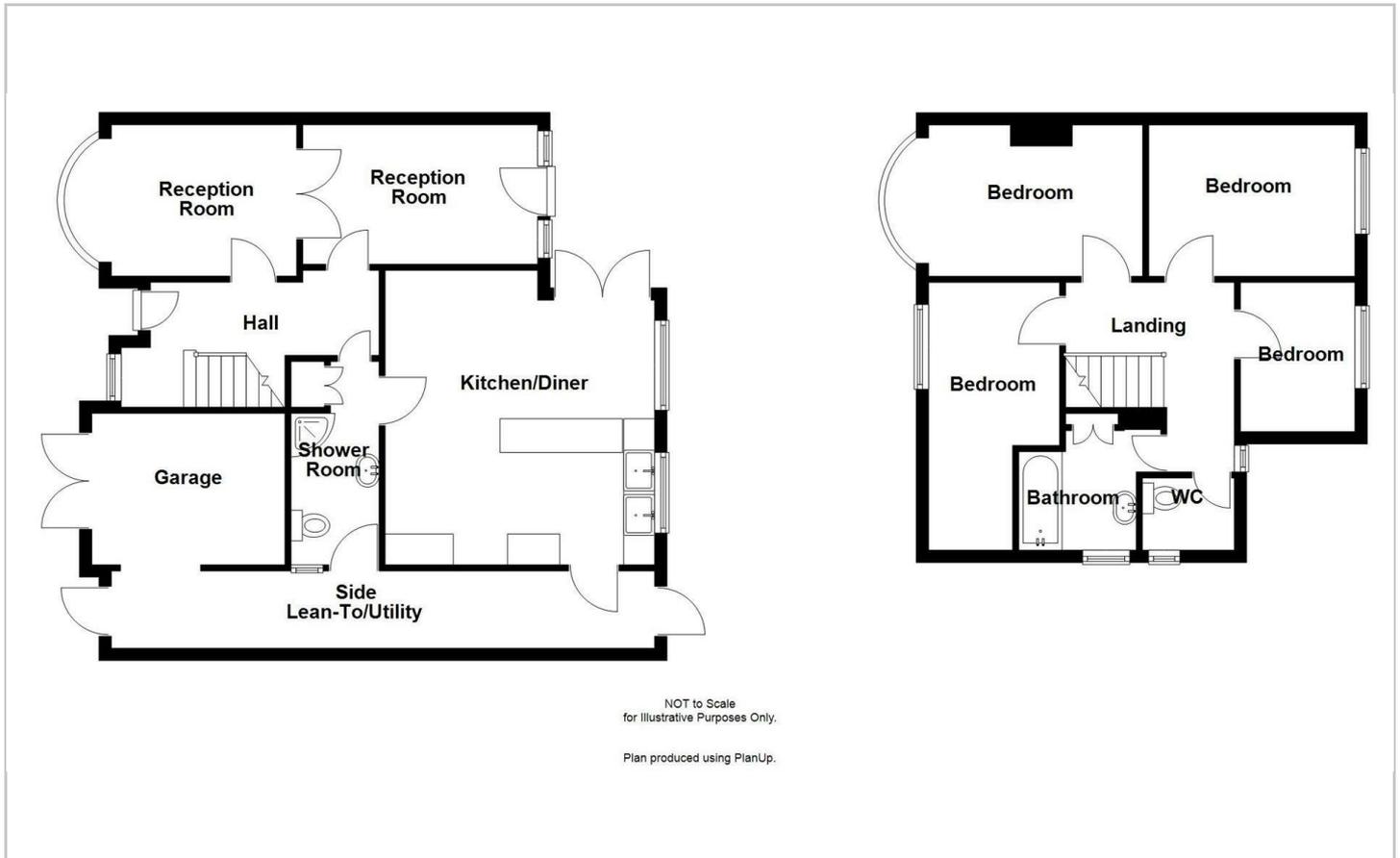
### Council Tax Band

According to the Direct Gov website the Council Tax Band for 219 Moor Green Lane, Moseley, Birmingham, B13 8NT is band F and the annual Council Tax amount is approximately £3,231.22, subject to confirmation from your legal representative.





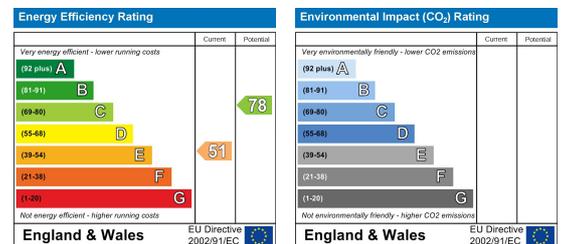
## Floor Plan



## 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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