



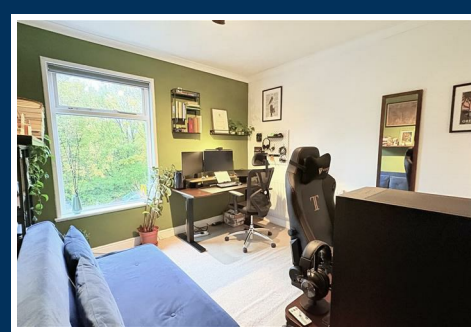
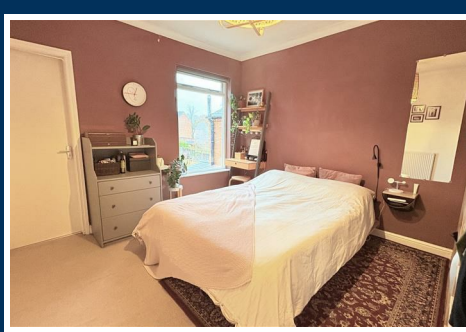
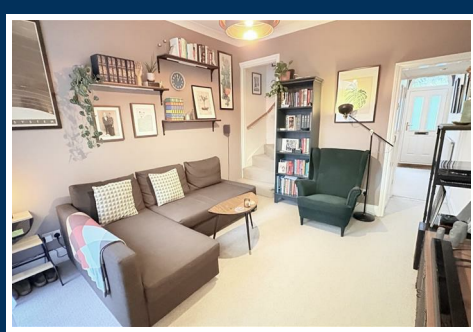
382 Moor Green Lane

Moseley, Birmingham, B13 8QP

Offers Over £250,000



DELIGHTFUL TWO BEDROOM MID-TERRACE IN POPULAR LOCATION. Being ideally situated by Moseley Village and Kings Heath high street, the location is just a stone throw away from Highbury Park and within easy reach of all 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 and upcoming Train Stations. The property benefits from central heating and the accommodation briefly consists; front driveway, two reception rooms, re-fitted and sleek kitchen, downstairs shower room, access to a well maintained mature rear garden that has an outhouse for storage. To the first floor there are two bedrooms, with the primary bedroom benefitting an en-suite shower. 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 driveway and path leading to double glazed front entry door and windows opening into:

Reception Room One

11'2" x 11'2" (3.42 x 3.42)

With central heating radiator, ceiling light point, chimney breast with exposed brick wall, single glazed bay window to the front aspect with in-built storage and door opening into:

Reception Room Two

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

With door opening into under stairs storage cupboard, ceiling light point with ceiling rose, central heating radiator, cornice to ceiling, stairs giving rise to the first floor, two double glazed aluminium doors to the rear garden and open walkway into:

Kitchen

7'7" x 5'10" (2.33 x 1.78)

With tiled flooring, a selection of wall and base units with work surfaces over incorporating integrated fridge freezer, integrated induction hob with extractor over, built in-cooker, integrated dishwasher, sink and drainer with hot and cold mixer tap, single glazed window to the side aspect and door opening into:

Ground Floor Shower Room

8'3" x 4'11" (2.52 x 1.50)

With ceiling light point,, extractor fan, single glazed window to the side aspect, wall mounted Worcester combination boiler, space for washing machine, low flush WC, walk-in shower cubicle, tiling to walls, light point, wall mounted towel radiator and wash hand basin.

First Floor Accommodation

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

Bedroom One

11'1" x 12'2" (3.38 x 3.72)

With central heating radiator, ceiling light point, coving to ceiling, single glazed window to the rear aspect and door opening into:

En-Suite Shower Room

5'10" x 8'5" (1.79 x 2.58)

With wood effect laminate to flooring, low flush WC, central heating radiator, ceiling light point, tiling to walls, wall mounted sink with storage below, wash hand basin with hot and cold mixer tap, walk-in shower cubicle with mains powered shower over, extractor fan and single glazed window to the rear aspect.

Bedroom Two

11'0" x 11'3" (3.37 x 3.44)

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

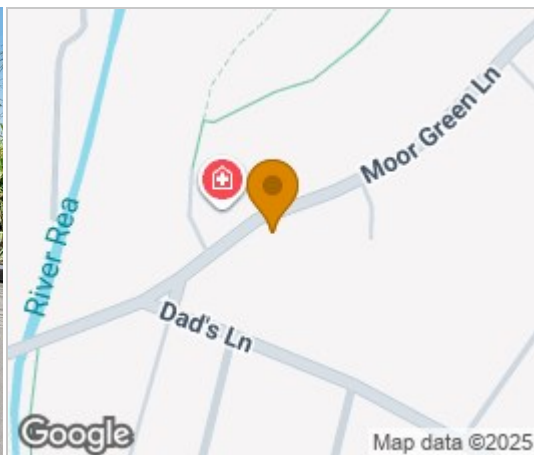
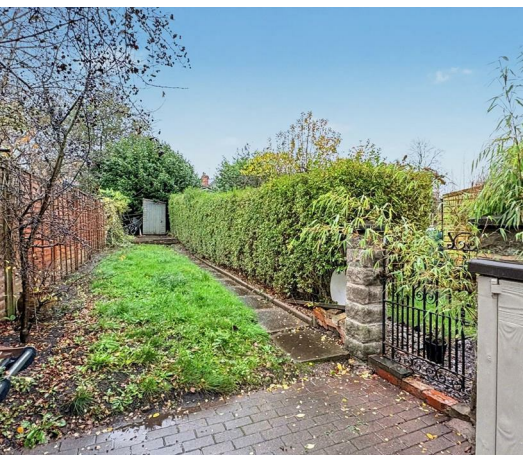
Rear Garden

With a patio area leading to outhouse then leads to a lawned area with mature plants, trees and shrubs to border.

Council Tax Band

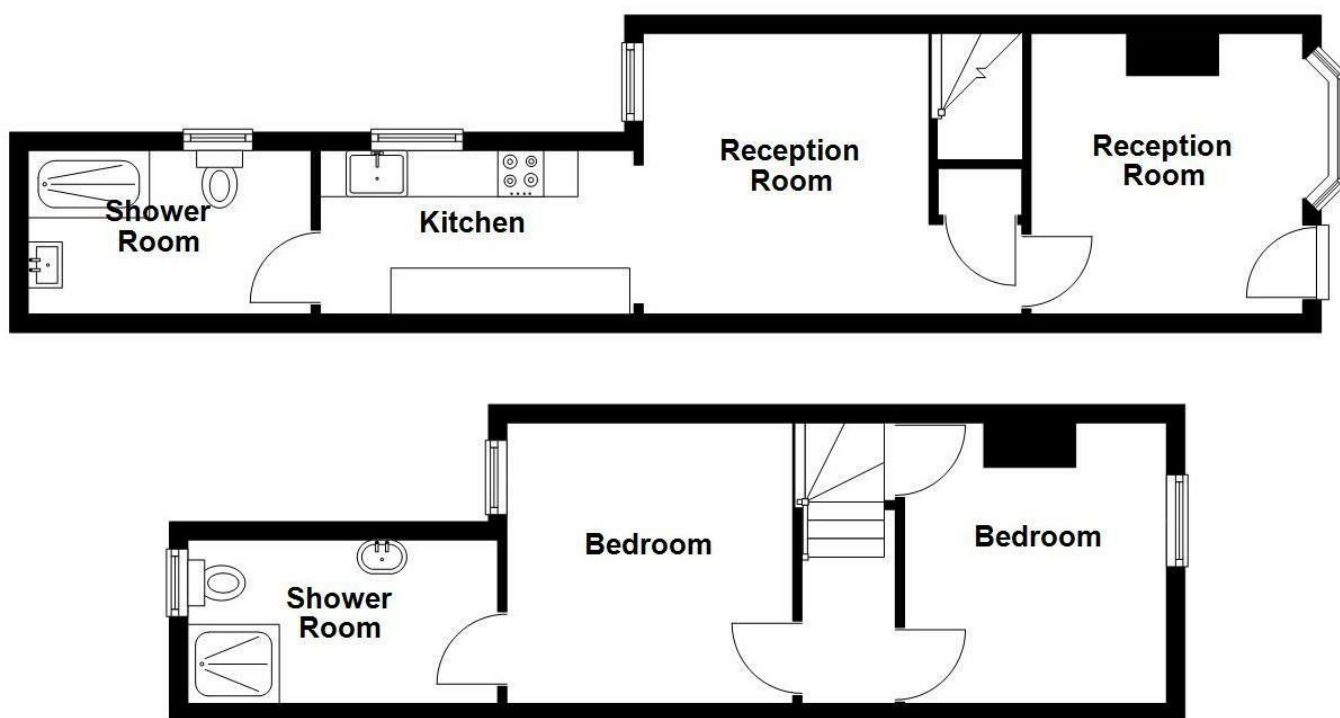
According to the Direct Gov website the Council Tax Band for 382 Moor Green Lane Moseley, Birmingham, B13 8QP is band B and the annual Council Tax amount is approximately £1,739.89, subject to confirmation from your legal representative.





Floor Plan

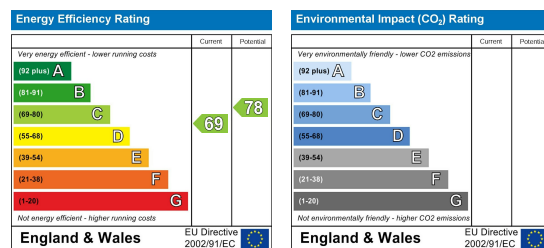
Moor Green Lane - NOT TO SCALE - For illustrative purposes only



Viewing

Please contact our Rice Chamberlains 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.