



## 21 Seaton Grove

Moseley, Birmingham, B13 8PD

Offers Over £350,000



**\*THREE BEDROOM HOME IN PRIME MOSELEY LOCATION!\*** We are pleased to present to the market this much improved three bedroom mid-terraced home in this popular cul-de-sac location in Moseley just off Shutlock Lane. Being well positioned for all of Moseley and Kings Heath local amenities such as bars, restaurants, cafes, shopping facilities and good local transport links into the City Centre, as well as local parks including Highbury Park, Kings Heath Park and Cannon Hill Park and upcoming local Train Stations. The property benefits from full double glazing, central heating and briefly comprises of; front fore driveway, entrance hallway, living room, open-plan kitchen/dining room, downstairs WC and access to well maintained rear garden. To the first floor there are three bedrooms and bathroom. Energy Efficiency Rating D. To arrange your viewing to fully appreciate the accommodation on offer please contact our Moseley branch.



### Approach

The property is approached via a paved driveway with shrubs to borders, has an electric charging point and leads to a front entrance door opening into:

### Hallway

With quarry styled tiled flooring, central heating radiator, two ceiling light points, stairs giving rise to the first floor accommodation and doors opening into:

### Living Room

11'10" x 13'7" (3.63 x 4.16)

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

### Kitchen/Diner

20'8" max x 15'0" (6.31 max x 4.59)

With wooden effect flooring, coving to ceiling, central heating radiator and door opening into under stairs WC. Kitchen area with tile effect flooring, cream wall and base units with wooden effect work surfaces, integral cooker, microwave, gas hob, with extractor over, built-in fridge and freezer, built-in 'Beko' washer/dryer, ceiling light points, ceiling spotlights, two Velux windows, double glazed window and accompanying double glazed door opening out to the rear garden.

### Ground Floor WC

2'3" x 4'4" (0.71 x 1.33)

With low flush WC sink in vanity unit with mixer tap over, ceiling light point and wall mounted extractor fan.

### First Floor Accommodation

From hallway stairs gives rise to the first floor landing with storage cupboard housing the ideal combination boiler and useful storage space, ceiling light point and doors opening into:

### Bedroom One

9'5" x 13'11" (2.89 x 4.25)

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

### Bedroom Two

9'5" x 11'9" (2.88 x 3.60)

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

### Bedroom Three

11'10" x 7'5" (3.63 x 2.28)

With double glazed window to the front aspect, ceiling light point, door opening into over stairs storage and central heating radiator.

## Bathroom

7'4" x 6'8" (2.25 x 2.04)

With wooden effect vinyl flooring, three piece white bathroom suite comprising low flush WC, sink in vanity unit with mixer tap over, panel bath with mixer tap and shower attachment with rainfall shower over, tiling surround, central heating towel rail, double glazed opaque windows to the rear aspect, ceiling light point, central heating radiator, loft access point (not inspected) and ceiling extractor fan.

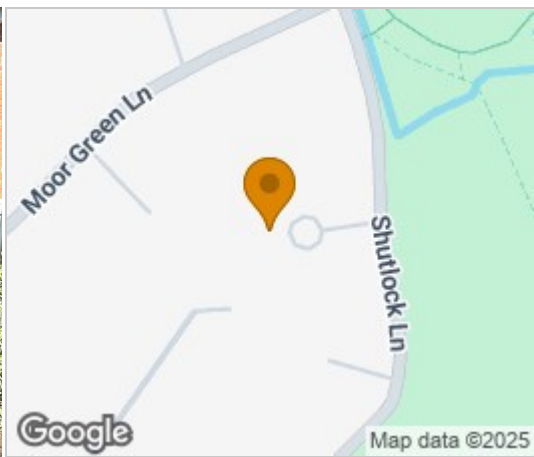
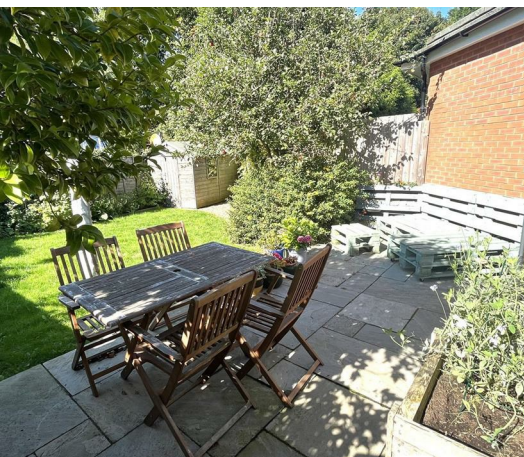
## Rear Garden

With a paved patio area, leading to lawn turfed area with decorative trees and shrubs to borders, fencing surround and gate giving access to the front of the property. The side access benefits a storage cupboard with a light fitting

## Council Tax Band

According to the Direct Gov website the Council Tax Band for 21 Seaton Grove, Moseley, Birmingham, B13 8PD is band C and the annual Council Tax amount is approximately £1,852.23 subject to confirmation from your legal representative.





## Floor Plan

Seaton Grove  
For illustrative purposes only, NOT to scale.



## 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.

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.

## Energy Efficiency Graph

