



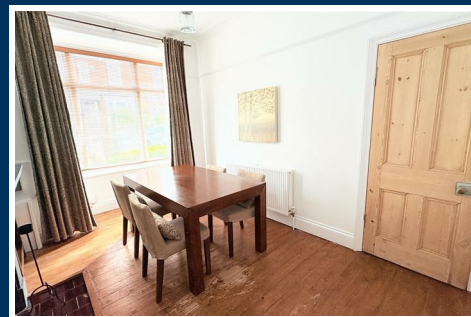
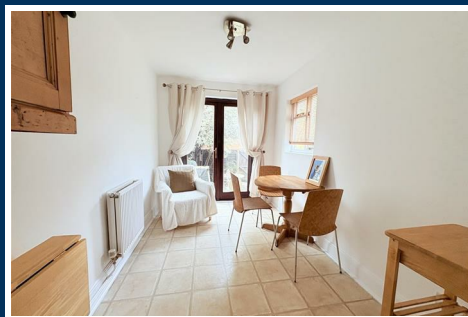
30 Leighton Road

Moseley, Birmingham, B13 8HD

Offers Over £325,000



****SUPERB TWO BEDROOM MID-TERRACE HOME IN PRIME MOSELEY LOCATION WITH NO CHAIN!!**** Lovely two bedroom, mid-terrace home on Leighton Road in the popular Moseley Village located within easy reach of all of it's associated amenities including coffee shops, cafes, bars, restaurants, shopping facilities and good transport links into the City Centre and the upcoming Moseley Train Station. The property boasts an array of original features throughout from painter rails, cast iron fireplaces and detailed ceiling medallions. In summary, the accommodation briefly consists; shallow front garden, front reception room, rear reception room, opening into an extended kitchen diner and a well maintained rear garden. To the first floor there are two good sized bedrooms and a spacious bathroom. The property also benefits from double glazing (where stated) and central heating and offers no chain. Energy Efficiency Rating is E. To arrange your viewing to fully appreciate this lovely home please contact our Moseley office today!



Approach

This well presented, most impressive two bedroomed mid terraced property is approached via a shallow front fore garden with decorative wall and manicured hedge to boundary, leading to hardwood front entry door with single glazed inset and original style canopy storm porch opening into...

Inner Vestibule

With Minton style flooring, light and neutral decor, cornice to ceiling single glazed window giving views to hallway and frosted single glazed interior door opening into...

Entrance Hallway

With original cornice to ceiling, ceiling rose with light point, decorative archway, wooden picture rail, central heating radiator, Minton style flooring, wall mounted alarm system, stairs rising to first floor accommodation and interior doors opening into...

Reception Room One

6'11" x 14'6" (2.13 x 4.43)

Currently being used as an office but an excellent multi-use family room, with original style bay window giving views to the front aspects, cornice to ceiling, decorative ceiling rose, stripped wooden flooring and a central heating radiator. The room is dominated by a feature open fireplace with cast iron grate, tiled hearth and surround.

Reception Room Two

11'3" x 13'0" (3.43 x 3.98)

With a feature fireplace with cast iron grate with tiled surround and hearth with decorative surround, double glazed French doors giving access out to the rear garden, central heating radiator, cornice to ceiling, ceiling rose with light point, decorative picture rail, pine interior

door opening into under stairs storage cupboard and open walkway with steps down into:

Extended Kitchen and Rear Dining Room

25'0" x 7'2" (7.64 x 2.20)

Kitchen Area

13'1" x 7'2" (13'2" x 7'3") (3.99 x 2.18 (4.01 x 2.2))

Having a selection of matching wall and base units with roll edge work surfaces, one and a half stainless steel sink unit, single glazed window to side, integrated AEG gas oven with four ring burner AEG hob and extractor over, wall mounted central Worcester combi boiler, tiled effect flooring, original style decorative shelving, tiling to splash back areas, central heating radiator, further space facility for washing machine, fridge freezer and dishwasher and further open walkway leading into:

Rear Dining Area

Currently being used as a playroom, With continued wood effect flooring, double glazed French doors giving access out to rear garden, double glazed window giving views to the side aspect, ceiling light point and central heating radiator.

First Floor Accommodation

From hallway stairs gives rise to the first floor landing with decorative picture rail, central heating radiator, loft access point, two ceiling light points and wooden interior doors opening into:

Bedroom One

13'1" x 10'2" (4 x 3.12)

Having ceiling light point, two double glazed windows giving views to the front, central heating radiator and original style cast iron fireplace with decorative wooden surround.

Bedroom Two

11'4" x 10'0" (3.47 x 3.06)

Having a single glazed window to landing, double glazed window giving views to the rear aspects, central heating radiator, original style cast iron open grate with decorative surround and wooden picture rail.

Bathroom

11'10" x 12'9" x 7'3" (3.61 x 3.90 x 2.21)

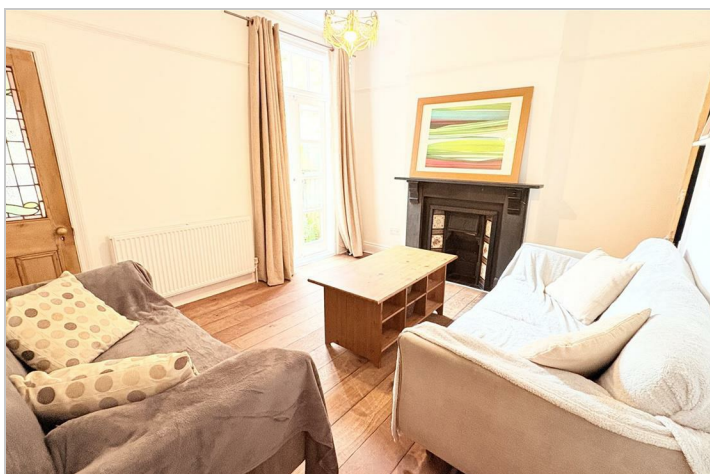
Having a three-piece contemporary bathroom suite comprising bath with hot and cold contemporary mixer tap and power shower attachment and glass shower screen, wall mounted wash hand basin with hot and cold contemporary stainless steel taps and low flush push button WC. The bathroom further offers contemporary style mosaic tiling to bath, shower and sink splash back areas, complimentary tiling to floors, frosted double glazed window to rear, wall mounted chrome central heating radiator and a ceiling light point.

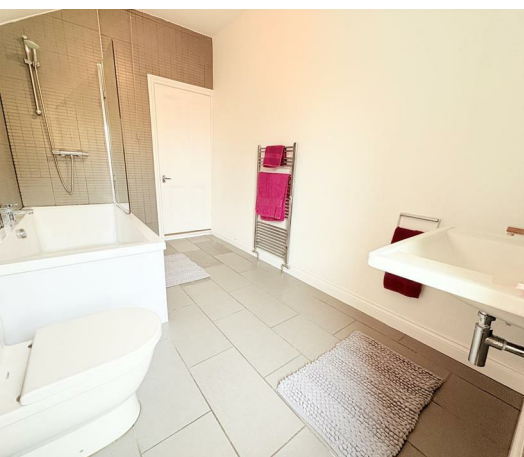
Rear Garden

Accessed from either the extended dining room area or from the second reception room. Having decorative flowerbeds to borders and panelled fencing. North-west facing garden with flowerbeds offering a selection of varied plants trees and shrubs leading onto a rear decorative patio area with circle paved stones being bordered by mature plants trees and shrubs leading to single rear with rear access point and gate.

Council Tax Band

According to the Direct Gov website the Council Tax Band for 30 Leighton Road Moseley, Birmingham, B13 8HD is band B and the annual Council Tax amount is approximately £1,739.89 subject to confirmation from your legal representative.





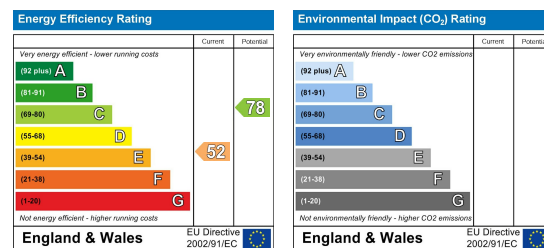
Floor Plan



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



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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.