



## 18 Elm Bank

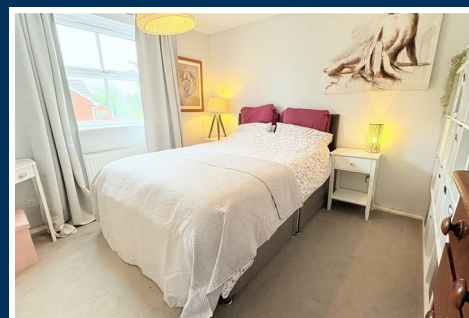
Moseley, Birmingham, B13 9FF

Offers Over £480,000





**\*DETACHED FOUR BEDROOM FAMILY HOME WITH A GARAGE IN PRIME MOSELEY LOCATION!\*** Rice Chamberlains are delighted to offer to the market this modern style four bedroom, detached family home located in this quiet and serene cul-de-sac location just off Forest road in Moseley. Offering excellent access into Moseley village and all of its associated restaurants and amenities this lovely home also has the benefit of being close to local primary schools, Parks and Community Hubs, making it an ideal family home. The property's accommodation comprises of; a spacious driveway and garage, a portico style porch, hall leading to open plan living room and dining room, superb rear conservatory, fitted L-shaped kitchen / diner with utility room and separate guest cloakroom and lawned rear garden. To the first floor there are four bedrooms, master having a fitted en-suite and four piece family bathroom. Energy Efficiency Rating D. Call our Moseley office Today!



### Approach

Paved driveway, with open porch to allow access to front door leading into:

### Hallway

With access to stairs leading up to first floor, solid wood with carpet runner up to doorway giving access to:

### Living Room

13'3" x 13'4" (4.05m x 4.08m)

With wood effect floor covering, gas central heating radiator, double glazed UPVC windows to the front aspect, ceiling light point, decorative electric style fire place, under stair storage cupboard, leading in to:

### Kitchen/Dining Room

9'1" x 12'0" (2.78m x 3.67m)

#### Kitchen Space

With tile floor covering, gas central heating radiator, ceiling light point, double glazed UPVC window to the rear aspect overlooking the garden, wall to floor mounted cabinets, integrated gas hob with oven under and extractor fan over, mixer hot and cold tap, breakfast bar with additional gloss style cabinets, space facility for fridge and freezer, marble effect work surfaces with matching splash back tiling.

#### Dining Space

2.80m x 2.43m (9'2" x 7'11")

With ceiling light point, wood effect floor covering, gas central radiator with door leading in to:

### Utility Room

4'10" x 5'1" (1.48m x 1.57m)

With tile floor covering, ceiling light point, Worcester

boiler, double glazed UPVC wood door leading to the side access, marble effect work surfaces, space facility for washing machine and tumble dryer with door leading in to:

### Ground Floor WC

4'11" x 3'8" (1.50m x 1.14m)

With tile floor covering, gas central heating radiator, ceiling light point, double glazed opaque UPVC window to the rear aspect, tiling to splash backs, high flush toilet, sink with separate hot and cold mixer taps and under sink storage.

### Conservatory

14'10" x 9'10" (4.53m x 3.02m)

With tile floor covering, ceiling light point, three double glazed UPVC windows, double glazed single door giving access to the patio and rear garden.

### First Floor Accommodation

With solid wood stairs with carpet runner, leading up to the first floor accommodation. wooden floor covering, ceiling light point, giving access to bedrooms one-four, the family bathroom, storage cupboard which homes the water tank, and access to the loft (not inspected).

### Bedroom One

10'1" x 11'4" (3.09m x 3.47m)

With ceiling light point, gas central heating radiator, double glazed UPVC windows overlooking the front aspect with door leading in to:

### En-Suite Shower Room

5'1" x 5'8" (1.57m x 1.73m)

With tile floor covering, blue brick tiling to wall, walk in shower with shower head over, low flush toilet,

sink with hot and cold mixer tap and storage shelf under, gas central heating radiator, double glazed opaque UPVC window overlooking the front aspect.

#### Bedroom Two

9'4" x 11'5" (2.87m x 3.48m)

With ceiling light point, gas central heating radiator, double glazed UPVC windows to the rear aspect overlooking the garden.

#### Bedroom Three

7'11" x 13'3" (2.42m x 4.06m)

With ceiling light point, gas central heating radiator, double glazed opaque UPVC windows to the front aspect, Eaves storage space.

#### Bedroom Four

8'8" x 8'7" x 6'2" (2.65m x 2.63m x 1.90m)

With ceiling light point, 'L' shaped bedroom, gas central heating radiator, double glazed UPVC windows overlooking the rear garden.

#### Bathroom

6'9" x 6'1" (2.07m x 1.87m)

With tile floor to wall coverings, ceiling light point, extractor fan, double glazed opaque UPVC window to the rear aspect, bath featuring mixer hot and cold tap with attached shower head, additional over head Triton power shower, sink with hot and cold mixer

tap, under sink storage, low flush toilet, and wall mounted storage.

#### Rear Garden/Patio

With patio space, a well maintained lawn, and side access.

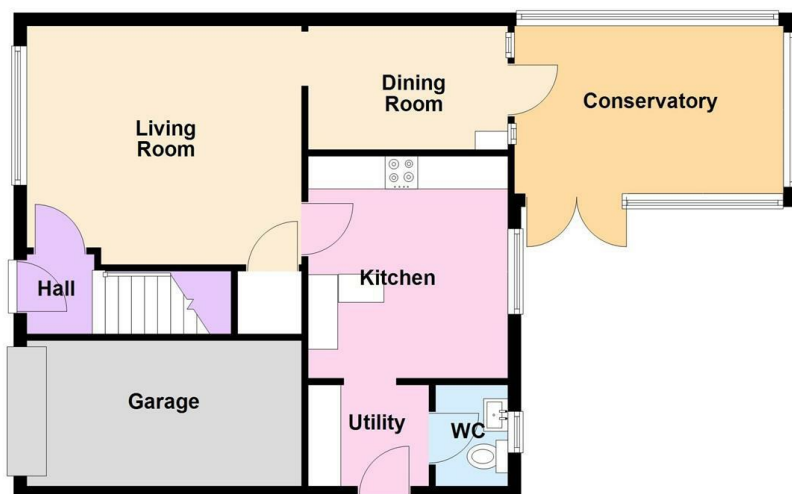






## Floor Plan

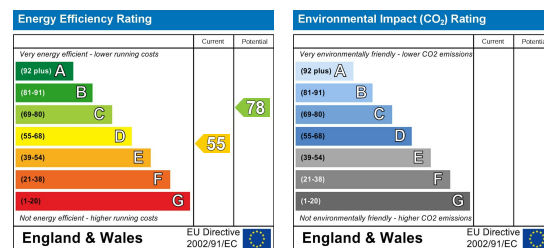
Elm Bank - NOT TO SCALE - For illustrative purposes only



## 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.