



## 80 Wake Green Road

Moseley, Birmingham, B13 9PY

Offers Over £840,000





**\*DELIGHTFUL FIVE BEDROOM DETACHED FAMILY HOME WITH NO UPWARD CHAIN!\*** This is a fantastic five bedroom family home on the popular Wake Green Road in Moseley. Offering excellent access to all of the local amenities including coffee shops, bars, restaurants and shopping facilities and good transport links into the City Centre and upcoming Moseley Train Station plus close links to Hall Green and Kings Heath. In brief the accommodation on offer comprises; front driveway for multiple vehicles, garage, four reception rooms, downstairs shower room and two separate WC, kitchen/diner, utility and access to a well maintained rear garden with a greenhouse, outhouse with electrics and a historic air raid shelter. To the first floor there's a spacious landing with access to five bedrooms, and a family bathroom with separate WC. The property also benefits from central heating and double glazing. Energy Efficiency Rating D. To arrange your viewing to fully appreciate the accommodation on offer please call our Moseley Sales Team.



### Approach

The property is approached via a tarmac driveway providing parking for multiple cars leading to single glazed window and door opening into:

### Porch

With quarry tiled flooring and wooden door with accompanying glazed window opening into:

### Entrance Hallway

With wooden laminate to flooring, central heating radiator, coving to ceiling, ceiling light point, door opening into under stairs storage cupboard providing useful storage space, ceiling light point and single glazed window to the front aspect, stairs giving rise to the first floor landing and doors opening into:

### Reception Room One

14'0" x 19'10" (4.27 x 6.07)

With double glazed bay window to the front aspect, two glazed windows to the side aspect. central heating radiator, two ceiling light points, wall mounted light point, coving to ceiling, fireplace with gas fire with surround and hearth.

### Reception Room Two

14'0" x 16'6" (4.28 x 5.03)

With two double glazed windows to the side aspect, double glazed window with accompanying double glazed door to the rear garden, two ceiling light points, wall mounted light points, coving to ceiling, central heating radiator and fireplace with tiled hearth and wooden mantle piece.

### Reception Room Three

9'10" x 15'5" (3.02 x 4.70)

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

### Ground Floor WC

6'2" x 3'11" (1.90 x 1.20)

With tiling to flooring, tiling surround, low flush WC, sink in vanity unit with mixer tap over, ceiling light point and coving to ceiling.

### Kitchen/Dining Room

12'0" x 11'5" (3.66 x 3.48)

Dining area with wooden to flooring, central heating radiator, double glazed window to the rear aspect, ceiling light point and coving to ceiling.

### Kitchen Area

9'10" x 11'11" (3 x 3.65)

With wall and base units with work surface incorporating sink and drainer with mixer tap over, cooker, hob with extractor over, tiled flooring, tiling to splash backs, wall mounted Vaillant boiler, ceiling light point, ceiling spotlight and door opening into:

### Inner Lobby Area

10'5" x 10'10" (3.20 x 3.32)

With two ceiling light points, double glazed patio door with accompanying window giving access to the rear garden, stainless steel sink and drainer with mixer tap over, space for washing machine, tiling to flooring and door opens into wet room, garage and further door opening into:

### Separate WC

2'11" x 4'10" (0.91 x 1.49)

With low flush WC, ceiling light point, continued tiling to flooring and double glazed opaque window to the rear aspect.

### Wet Room

5'10" x 2'11" (1.79 x 0.90)

With wall mounted Mira shower, tiling surround, ceiling extractor fan, ceiling spotlights and wall mounted sink with mixer tap over.

### First Floor Accommodation

From hallway stairs gives rise to the first floor landing with double glazed window, central heating radiator, ceiling light point, dado rail, coving to ceiling, door opening into storage cupboard providing useful storage and doors opening into:

### Bedroom

15'10" x 13'0" (4.85 x 3.97)

With double glazed windows to the rear and side aspects, ceiling light point., sink in vanity unit with mixer tap over and tiling to splash back.

#### Bedroom

20'4" into bay x 13'0" (6.22 into bay x 3.97)

With double glazed bay window to the front aspect, double glazed window to the side aspect, central heating radiator, sink in vanity unit with hot and cold taps, two ceiling light points, central heating radiator and picture rail.

#### Bedroom

9'11" x 11'10" (3.03 x 3.62)

With double glazed window to the front aspect, ceiling light point and picture rail.

#### Bedroom

9'10" x 8'8" (3.02 x 2.65)

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

#### Separate WC

2'11" x 5'3" (0.90 x 1.61)

With double glazed opaque window to the side aspect, ceiling light point, low flush WC and lino to flooring.

#### Bathroom

7'6" x 6'2" (2.31 x 1.89)

With sink in vanity unit with mixer tap over, panel bath with mixer tap over, central heating radiator, central heating radiator, lino to flooring, tiling surround, wall mounted extractor fan, ceiling light point and double glazed opaque window to the rear aspect.

#### Rear Garden

With a paved patio area leading to lawn turfed area with decorative trees and shrubs to borders and rear steps giving access to the rear garden which has a greenhouse, outhouse and air raid shelter.

#### Garage

13'10" x 21'1" (4.23 x 6.43)

With patio door giving access to the rear garden, door giving access to the front driveway, metal up and over door to front and ceiling strip lights.

#### Outhouse

14'7" x 19'4" (4.46 x 5.90)

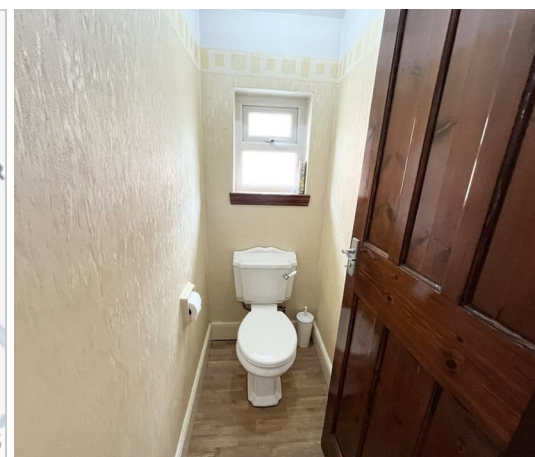
With double glazed window to rear and side aspects and ceiling strip lights.

#### Council Tax Band

According to the Direct Gov website the Council Tax Band for 80, Wake Green Road Moseley, Birmingham, B13 9PY 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 Rice Chamberlains Moseley Office on 0121 442 4040 if you wish to arrange a viewing appointment for this property or require further information.

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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.

## Energy Efficiency Graph

