



41 Anderton Park Road

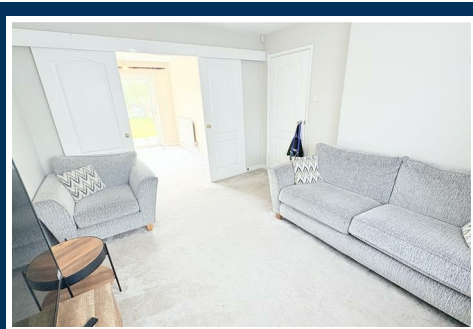
Moseley, Birmingham, B13 9BJ

Offers Over £330,000



DELIGHTFUL THREE BEDROOM SEMI-DETACHED HOME IN POPULAR MOSELEY LOCATION!

This wonderful family home is based a short distance from both Moseley Village and Stratford Road, both with an abundance of amenities like shops, cafes, restaurants, grocers, Schools and local parks. There is also the added benefit of transport routes throughout the city as well as the new Moseley Train station due to open soon! The property itself comprises of a spacious living room which has been designed to allow for social living space as well as two separate ones by the use of sliding doors, a fitted kitchen with plentiful storage, three bedrooms, a family bathroom and a downstairs toilet. The exterior of the property boasts a spacious driveway, large side access and a well maintained rear garden. The Energy Efficiency Rating is TBD. Call our Moseley Office today to book in a viewing!



Approach

This property is approached via a driveway with parking for two cars accessible, further patio steps and lawn area leading up to the front entrance door and opening in to:

Hallway

With grey Laminate wood effect floor covering, two ceiling light points, central heating radiator, stairs giving rise to the first floor accommodation with useful under stair storage space, access to; downstairs WC, dining room, kitchen and door opening in to:

Living/Dining Room

23'8" x 10'5" (7.23m x 3.20m)

Individual Measurements:

Living Room Measurements - 3.49m x 3.20m

Dining Room Measurements - 3.27m x 2.58m

With two ceiling light points, two central heating radiators, sliding door partition between the living and dining room areas for the allowance of open plan living or separate room usage, double glazed timber framed windows overlooking the front aspect, further door leading back into the hallway and PVC sliding doors to the rear aspect and opening out to:

Kitchen

7'3" x 7'7" (2.22m x 2.32m)

With wood effect porcelain floor tiles, white brick style with charcoal grout tiling to splash backs, a selection of glossy white wall and base units, wooden wrap effect work surfaces, stainless steel sink and drainer with mixer tap over and built-in

Bosch Cooker, Hob and Grill with extractor fan over. Space facility for fridge/freezer and under-counter washing machine and double glazed timber frame window overlooking the rear aspect and garden.

Downstairs WC

5'2" x 2'3" (1.59m x 0.71m)

With tiled floor covering, white tiling with charcoal grouting to walls, ceiling light point, central heating radiator, low flush WC, wall mounted handheld bidet, towel holder, sink with mixer tap over and useful storage space under, wall mounted mirror cabinet and double glazed opaque timber frame window to the front aspect.

First Floor Accomodation

With carpeted stairs and solid wood balustrade giving rise to the first floor landing, with ceiling light point, central heating radiator, door opening into storage cupboard providing useful storage space, loft access (not inspected) and doors opening in to:

Bedroom One

13'1" x 10'0" (4m x 3.06m)

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

Bedroom Two

10'2" x 10'11" (3.11m x 3.33m)

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

Bedroom Three

8'9" x 6'3" 7'0" (2.67m x 1.93m 2.15m)

L-Shaped Room

With ceiling light point, central heating radiator, over-stair storage cupboard providing plentiful storage space and double glazed timber frame window overlooking the front aspect.

Bathroom

5'8" x 5'0" (1.74m x 1.54m)

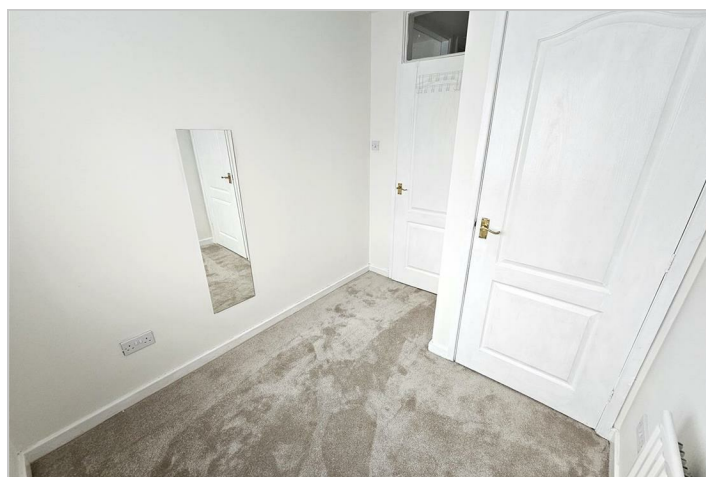
With tiling wall to floor covering, ceiling light point, central heating radiator, low flush WC, wall mounted handheld bidet, bath with mixer tap and Triton power showerhead over, free standing sink with mixer tap over, wall mounted towel radiator, shavers only port and double glazed opaque timber framed window to the rear aspect.

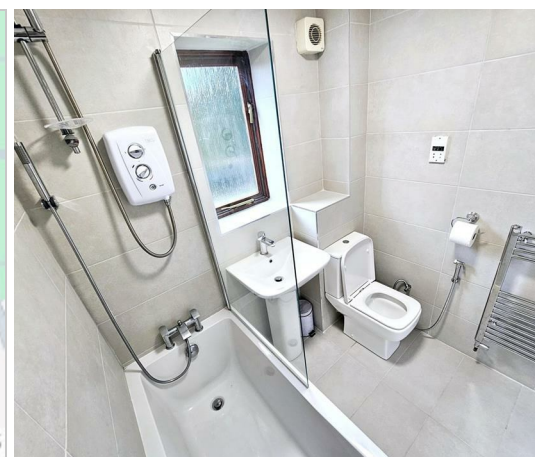
Rear Garden

With patio and lawned areas, a south-east facing garden with a brick built shed and side passage with plentiful space.

Council Tax

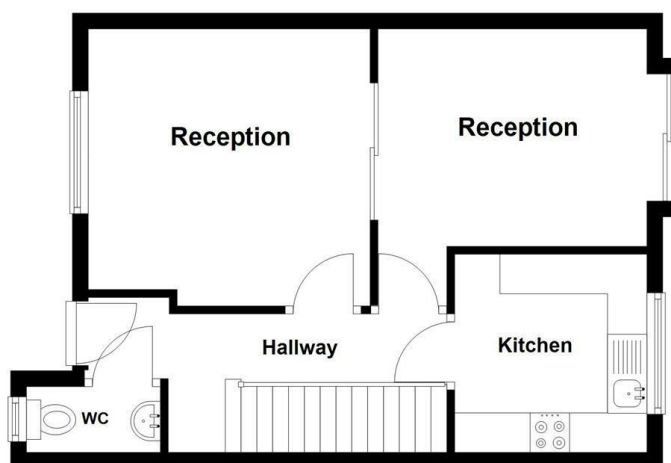
According to the Direct Gov website the Council Tax Band for Anderton Park Road, Moseley, Birmingham, B13 9BJ is band C and the annual Council Tax amount is approximately £1,988.44, subject to confirmation from your legal representative.



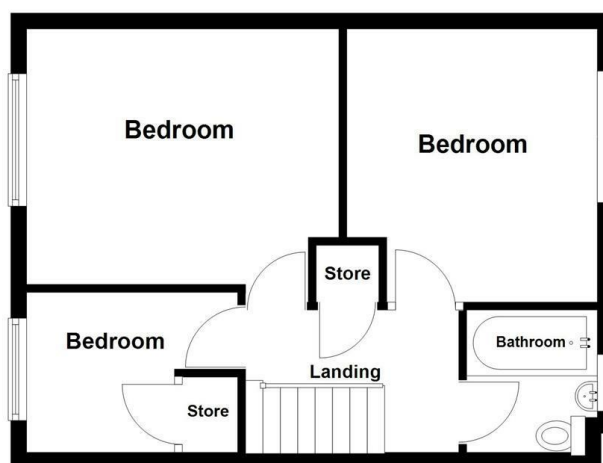


Floor Plan

Ground Floor



First Floor

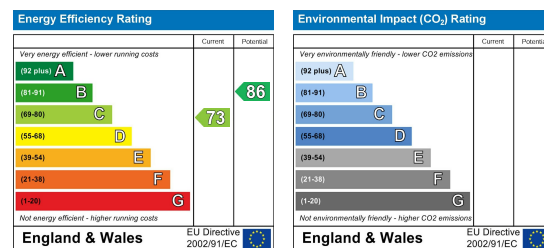


Anderton Park Road
NOT to Scale
for Illustrative Purposes Only.

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.