Rice Chamberlains
ESTATE AGENTS LLP



368 Moor Green Lane

, Birmingham, B13 8QP

Offers Over £250,000

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Lovely period two bedroom mid-terraced home which offers an abundance of period features with a contemporary feel! This delightful home is ideally situated on Moor Green Lane, being in excellent school catchment and offering an array of local amenities being within good distance to; Moseley Village, Kings Heath High Street and Stirchley high street with the addition of local shops, cafes and excellent parks such as Highbury park and Cannon Hill Park/Holders Wood via the River Rea Route! The property is also usefully situated to Kings Heath Station, Moseley Station and Pineapple Station, as well as buses which offer good public transport routes throughout the city. The accommodation for this lovely home briefly comprises; frontage with parking space, porch, through lounge to the modern kitchen and access to a lovely rear garden. To the first floor there are two good bedrooms and a family bathroom with a freestanding tub and walk-in shower. There is also loft access with a pull down ladder. The property also benefits from double glazed windows (where specified) and central heating. Energy Efficiency Rating C. To arrange your viewing to fully appreciate the accommodation on offer please contact our Moseley Office today!







Approach
via a driveway with pebble and paved pathway, providing off-road parking for one vehicle, steps leading up to the front entrance door and opening into:

Porch
With secondary door opening into:

Reception Room
26'10" x 11'9" (8.19m x 3.59m)
With solid wood original floor covering, two ceiling light points, two central heating radiators, cast-iron fireplace with solid wood mantel, secondary chimney breast with log burner and brick surround, centralised stairs giving rise to the first floor accommodation with understairs storage space, double glazed timber-framed bay window to the front aspect with under bay storage space, double doors leading out to the garden and further door opening into:

Kitchen
5'1" x 18'0" (1.56m x 5.49m)
With tiling to floor covering, tiling to splash back areas, ceiling spot lights, central heating radiator, a selection of wall and base units, granite work surfaces, stone based sink and drainer with mixer tap over, concealed Worcester boiler, space facility for large American style fridge/freezer, washing machine and dishwasher. Integrated induction hob and gas oven, single stable style door leading to rear garden, dual aspect double glazed timber-framed windows to the rear and side aspect, and further single glazed timber-framed window to the side aspect.

First Floor Accommodation
With carpeted stairs and banister giving rise to the first floor landing, with solid wood original floor covering, ceiling light point, wall light point, pull down ladder providing access to the loft (not inspected) and doors providing access to; bedroom one, bedroom two and the bathroom.

Bedroom One
11'1" x 11'2" (3.395m x 3.411m)
With carpet to floor covering, ceiling light point, central heating radiator, chimney breast, over stairs storage cupboard and double glazed timber-framed window to the front aspect.

Bedroom Two
7'7" x 12'1" (2.33m x 3.69m)
With carpet to floor covering, ceiling light point, central heating radiator, chimney breast, painter rails and double glazed timber-framed window to the rear aspect overlooking the garden.

Bathroom
5'7" x 9'0" (1.71m x 2.75m)
With tiling to floor covering, white brick effect tiling to half wall, ceiling spot lights, central heating radiator, free standing bath with Victorian style mixer tap and handheld shower attachment, sink with separate hot & cold taps, high flush W/C, wall mounted towel radiator, walk-in shower cubicle with overhead shower and double glazed opaque PVC window to the rear aspect.

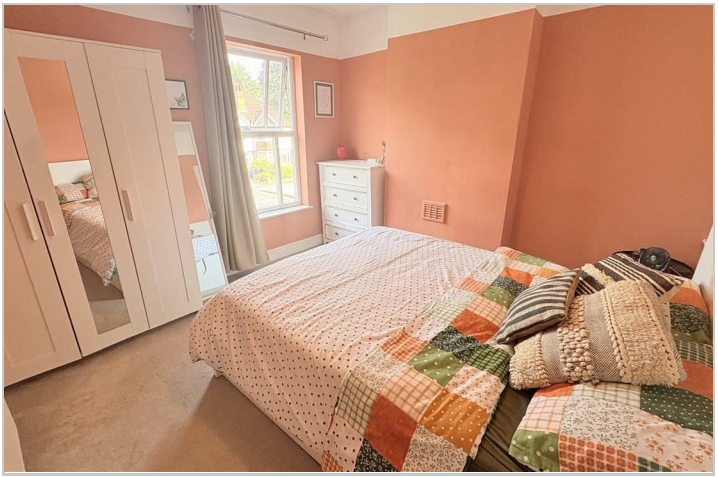
Garden
82'0" x 11'9" (25 x 3.6)
Accessed via double doors from the living room, featuring a paved patio area, well-maintained lawn, flowerbeds to side, low maintenance and gated side access with a right of way.

Council Tax Band

According to the Direct Gov website the Council Tax Band for 368 Moor Green Lane Moseley, Birmingham, B13 8QP is band B and the annual Council Tax amount is approximately £1,830.25, subject to confirmation from your legal representative.

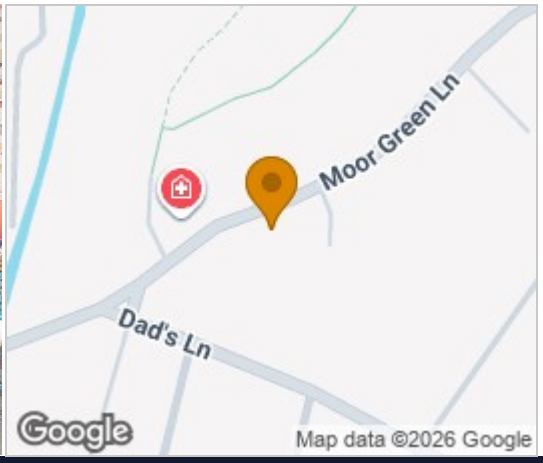






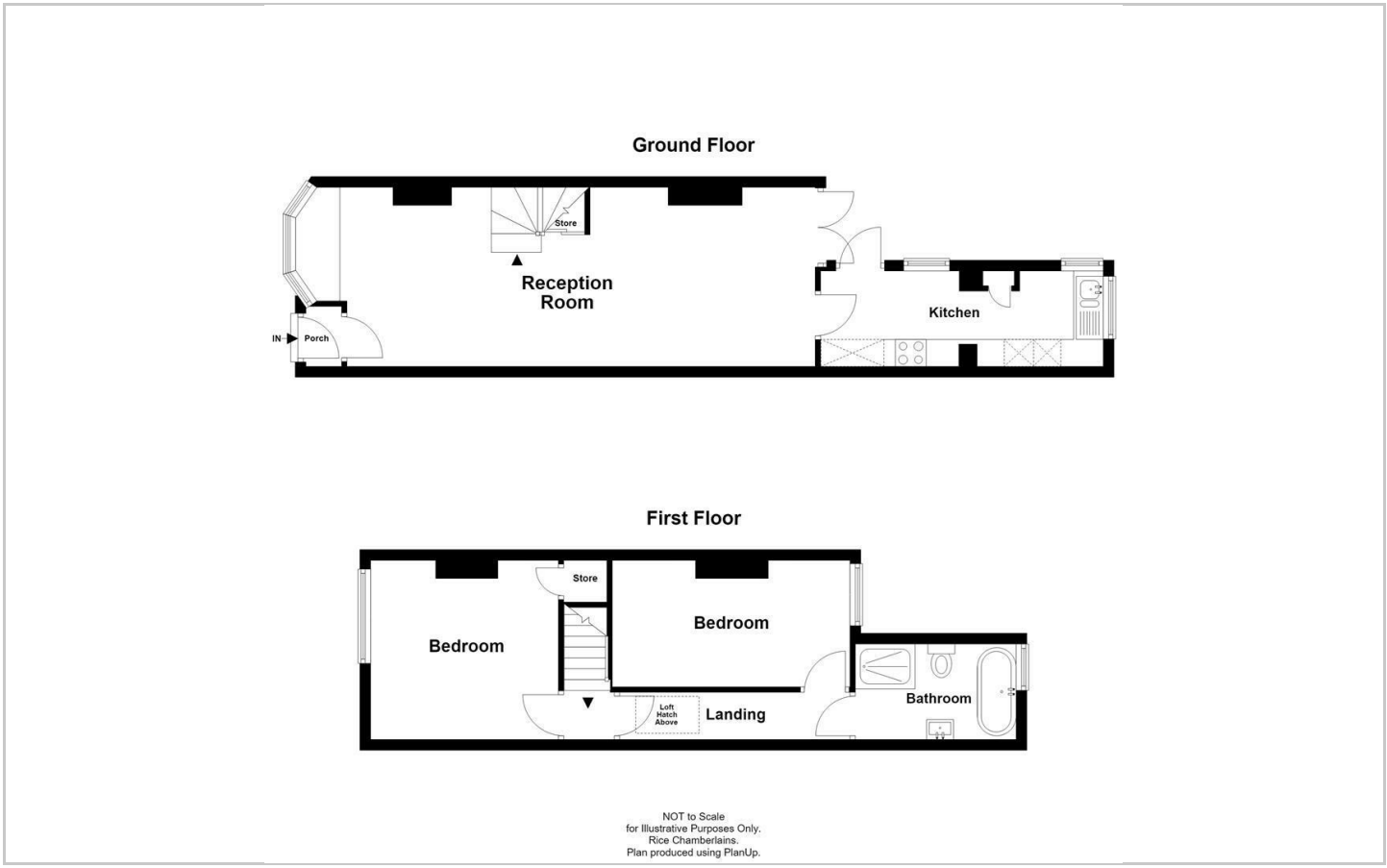








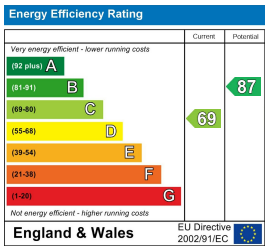
Floor Plan

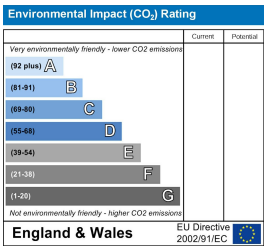


Viewing

Please contact our Moseley Office on 0121 442 4040 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph





SALES PARTICULARS – GENERAL INFORMATION

These particulars do not form part of any offer or contract and are provided for guidance only. They have been prepared in good faith; however, no guarantee or warranty is given as to their accuracy and they may be subject to errors, omissions or changes. All measurements are approximate and for illustrative purposes only.

The property is sold subject to any rights of way, public footpaths, easements, wayleaves, covenants, restrictions, and any other matters that may affect the legal title. The Agent has not tested or verified the condition, availability or operation of any services, systems or appliances, nor has the Agent verified the structural condition of the property, ownership, tenure, planning permissions, building regulations compliance or alterations.

Photographs, floorplans and virtual tours are provided for guidance only and may not represent the current condition or layout of the property. Fixtures, fittings and contents are subject to agreement and confirmation by the vendor's solicitor. Council Tax banding and EPC information are supplied for guidance only and should be independently verified.

All prospective purchasers are strongly advised to obtain independent professional advice and to satisfy themselves as to the accuracy and completeness of all information prior to making any offer to purchase.

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.

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