

**Heather Dale, Moseley,
Birmingham, B13 8NN**

Offers in the Region of £310,000



We are delighted to offer this lovely three bedroom family home in this prime Moseley location off Holders Lane, offering great access to Cannon Hill Park which offers lovely walks and also nearby Moseley Village with all of its associated amenities including cafes, bars, restaurants and shopping facilities, Moseley Park and Pool, Highbury Park, Kings Heath Park and being close to local transport links into the City Centre. The superb accommodation on offer briefly comprises; front fore driveway, porch, hallway, reception room, living/dining room, kitchen, ground floor shower room and rear garden. To the first floor there are three bedrooms and bathroom. The property also benefits from double glazing and central heating. Energy Efficiency Rating D. Please contact our Moseley office to arrange your viewing for this lovely home on offer.



ACCOMMODATION

Approach

This property is approached via a block paved front driveway with a double glazed front entry door opening into:

Porch

With tiling flooring, ceiling light point, storage cupboard and stained glass front entry door opening into:

Hallway

With laminate wood effect flooring, three ceiling light points, central heating radiator, under stairs storage area, stairs giving rise to the first floor landing and further glazed door opening into:

Reception Room 12' 10" x 11' 4" (3.91m x 3.45m)

With double glazed window to the front aspect, two ceiling light points, central heating radiator, fireplace with feature wood burner effect fire and laminate wood effect flooring.

Ground Floor Shower Room 6' 5" x 7' 9" (1.95m x 2.36m)

With tiled flooring, central heating radiator, tiling to walls, ceiling light point, ceiling mounted extractor fan, low flush push button WC, wash hand basin on vanity unit and walk-in shower with electric shower over.

Living/Dining Room 19' 10" x 9' 5" (6.04m x 2.87m)

With ceiling light point, central heating radiator, laminate wood effect flooring and dining area with ceiling spotlight points, feature skylight, double glazed patio doors giving access to the rear garden and a step leading up to the kitchen area.

Kitchen 12' 11" x 7' 0" (3.93m x 2.13m)

With tiled flooring, a selection of wall and base units, integrated five ring burner gas hob with extractor fan over, integrated microwave, integrated double oven, integrated fridge and freezer, space facility for washing machine, integrated sink and drainer unit with mixer tap over, double glazed window to the rear aspect, double glazed window to the side aspect, central heating radiator, two ceiling light points and two Velux roof windows.

First Floor Accommodation

From hallway stairs gives rise to the first floor landing with ceiling light point, loft access point, over stairs storage cupboard, further storage cupboard and door opening into:

Bedroom One 14' 8" x 8' 9" (4.47m x 2.66m)

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

Bedroom Two 8' 9" x 8' 8" (2.66m x 2.64m)

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

Bedroom Three 7' 2" x 8' 7" (2.18m x 2.61m)

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

Bathroom 5' 5" x 8' 8" (1.65m x 2.64m)

With tiled flooring, walk-in shower with mains power shower over, bath with mixer tap and shower attachment over, wash hand basin in vanity unit with mixer tap over, low flush push button WC, two double glazed obscured windows to the front aspect, ceiling light point, tiling to splash back areas and heated towel rail.

Rear Garden

With patio area and steps rising to lawn area with rear access gate, fencing to rear and side decking area.

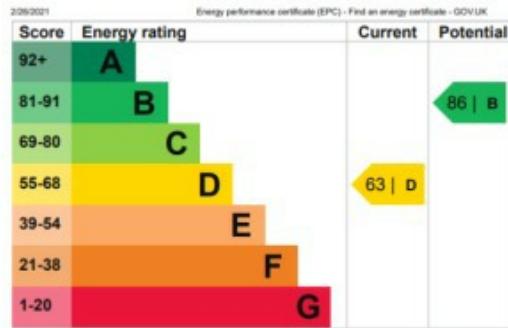
Council Tax Band

According to the Direct Gov website the Council Tax Band for Heather Dale, Moseley, Birmingham, B13 8NN is band C and the annual Council Tax amount is approximately £1,475.82 subject to confirmation from your legal representative.





Heather Dale
For illustrative purposes only, NOT to scale.



Referral Fees - We can confirm that if we are sourcing a quotation or quotations on your behalf relevant to the costs that you are likely to incur for the professional handling of the conveyancing process. You should be aware that we could receive a maximum referral fee of approximately £150.00 should you decide to proceed with the engagement of the solicitor in question. We are informed that solicitors are happy to pay this referral fee to ourselves as your agent as it significantly reduces the marketing costs that they have to allocate sourcing new business. The referral fee is NOT added to the conveyancing charges that would ordinarily be quoted.

We can also confirm that if we have provided your details to Moneywatch Finance Ltd who we are confident are well placed to provide you with the very best possible advice relevant to your borrowing requirements. You should be aware that we receive a referral fee from Moneywatch Finance Ltd for recommending their services. The charges that you will incur with them and all the products that they introduce to you will in no way be affected by this referral fee. On average the referral fees that we have received recently are approx. £200.00 per case.

The same also applies if we have introduced you to the services of Carpenters Street Surveyors Ltd who we are confident will provide you with a first class service relevant to your property needs, we will again receive a referral fee from Carpenters Surveyors up to £70.00. This referral fee does not impact the actual fee that you would pay Carpenters Surveyors Ltd had you approached them direct as it is paid to us as an intermediary on the basis that we save them significant marketing expenditure in so doing. If you have any queries regarding the above, please feel free to contact us.

^ We endeavour to make our sales details accurate and reliable but they should not be relied on as a statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no authority to do so on behalf of the seller. Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty can be given as to their condition. We would strongly recommend that all information which we provide about the property is verified by yourself or your advisers. Please contact us before viewing the property. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property. If you have instructed another agent on a sole agency basis the terms of those instructions must be considered before contacting us, to avoid the possibility of paying two commissions if a sale results.