

**Tudor Road, Moseley,
Birmingham, B13 8HA**

Offers Over £325,000



Beautiful three bedroom terrace home in the heart of Moseley Village, offering great access to Moseley Village with all of its associated amenities such as cafes, restaurants, bars and shopping facilities and also offers good transport links into the City Centre. The property benefits from lots of original features, central heating and the accommodation on offer briefly comprises; fore garden, hallway, front living room, spacious dining room with opening into kitchen and French doors giving access to the rear garden. To the first floor there are two bedrooms and a beautiful four-piece bathroom, with stairs rising to the loft room with en-suite shower room. Energy Efficiency Rating D.



ACCOMMODATION

Approach

The property is approached via a front fore garden and front entry door with glazed window above opening into:

Inner Hallway

With Minton tiled flooring and open walkway with glazed window opening into:

Hallway

With central heating radiator, ceiling light point, decorative cornice to ceiling, decorative archway, continued Minton tiled floor covering, door opening into under stairs storage cupboard and door opening into:

Reception Room One 9' 1" (max) x 13' 3" (max) (2.77m (max) x 4.04m (max))

With central heating radiator, single glazed bay window to the front aspect, decorative fireplace and ceiling light point.

Open Plan Reception Room and Kitchen

Reception Area 11' 2" x 12' 7" (3.40m x 3.83m)

With stairs giving rise to the first floor accommodation, wood-effect vinyl tile flooring, ceiling light point, feature fireplace with tiled and wooden mantle, double glazed French doors giving access to the rear garden. Kitchen 6' 1" x 13' 0" (1.85m x 3.96m) Kitchen area with further wood floor covering, a selection of matching wall and base units, double glazed sash style windows to the side and rear aspects, wooden work surfaces with integrated ceramic sink and drainer with mixer tap over, integrated four ring burner induction hob, space facility for washing machine, cupboard housing central heating boiler, integrated fridge and freezer and integrated oven.

First Floor Accommodation

From the rear reception room stairs gives rise to the first floor landing with ceiling light point, stairs giving rise to the loft room and door opening into:

Bedroom One 11' 3" x 12' 7" (3.43m x 3.83m)

With original stripped pine floorboards, two single glazed sash windows to the front aspect, decorative fireplace, ceiling light point and two central heating radiators.

Bedroom Two 8' 5" x 9' 7" (max) (2.56m x 2.92m (max))

With original stripped pine floorboards, double glazed sash window to the rear aspect, ceiling light point, hatch to storage area and central heating radiator.

Bathroom 12' 5" x 6' 3" (3.78m x 1.90m)

With heated towel rail, laminate wood effect floor covering, ceiling spotlight point, obscure double glazed window to the rear aspect and four piece bathroom suite comprising claw foot bath with decorative mixer tap and telephone shower attachment above, low flush WC, wash hand basin on pedestal with two taps over, tiling to splash back areas, walk-in shower unit with mains powered rainfall shower over and tiled to splash backs areas and wall mounted extractor fan.

Loft Room 12' 6" x 13' 7" (3.81m x 4.14m) (with restricted head height)

Via first floor landing stairs gives rise to the loft room with ceiling light point and loft room having two Velux roof lights, wall mounted central heating radiator, ceiling spotlight points, doors giving access to eaves space and door opening into:

En-Suite Shower Room 2' 6" x 9' 11" (0.76m x 3.02m)

With walk-in shower with rainfall shower attachment over, ceiling spotlight points, double glazed sash style window to the rear aspect, wall mounted extractor fan, low flush WC, wall mounted wash hand basin with two taps over, laminate wood effect floor covering, tiling to splash back areas

Rear Garden

Being accessed from the rear reception room leading to mainly block paving with decorative planting beds with shrubs and plants and rear access gate.

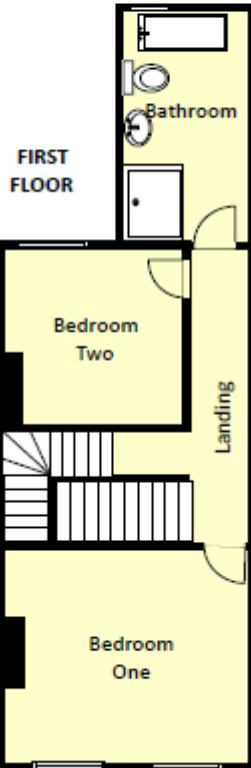
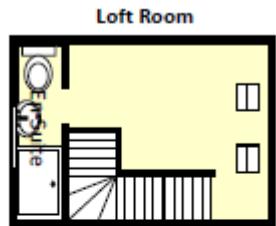
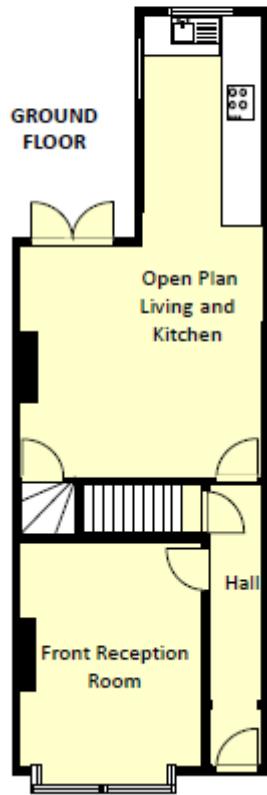
Council Tax Band

According to the Direct Gov website the Council Tax Band for Tudor Road, Moseley, Birmingham, B13 8HA is band B and the annual Council Tax amount is approximately £1,291.35 subject to confirmation from your legal representative.



MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

Tudor Road
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.

¹We 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.