

**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 it's 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

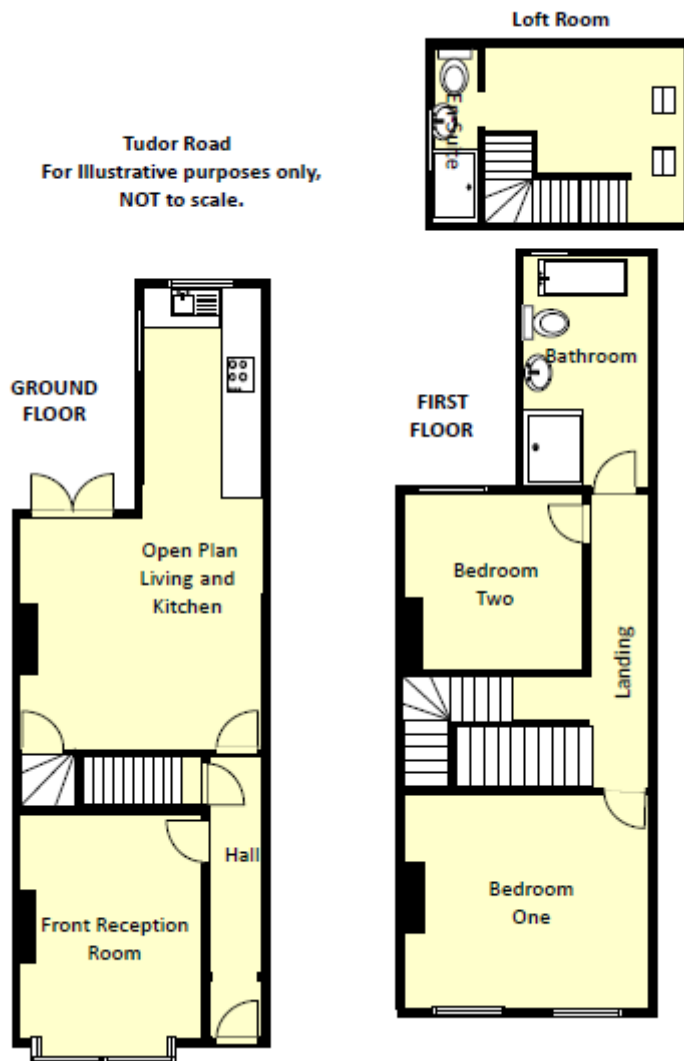
### **Rear Garden**

Being accessed form 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.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		86   B
69-80	C		
55-68	D	61   D	
39-54	E		
21-38	F		
1-20	G		



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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.

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