

**Meadow View, Moseley,
Birmingham, B13 0AP**

Offers Over £390,000



Three bedroom beautifully presented and much improved detached family home located in a quiet cul-de-sac location, just off Swanshurst Lane in Moseley. Being superbly and tastefully modernised and the accommodation offered briefly comprises: landscaped fore gardens and driveway, entrance hallway, open plan living room and dining room with lovely garden views, converted garage which now acts as a study, re-fitted kitchen with open views into the rear conservatory and beyond, utility room, ground floor shower room and a mature, landscaped rear garden. To the first floor there are three good bedrooms and a re-fitted family bathroom. The property further benefits from double glazing and central heating. To fully appreciate this lovely home please contact our Moseley office to arrange a viewing. Energy Efficiency Rating C.



ACCOMMODATION

Approach

The property is approached via a front driveway with space for two cars and steps leading to UPVC front entry door with accompanying frosted glass window opening into:

Porch

With ceiling light point and single glazed wooden door opening into:

Hallway

With central heating radiator, ceiling light point and stairs giving rise to the first floor accommodation, open walkway through to the reception rooms.

Through Living / Dining Room – Whole Length – 28' 02" (into bay)

Living Area 14' 08" x 14' 10" (4.47m x 4.52m) / Dining Area 11' 04" x 8' 03" (3.45m x 2.51m): With double glazed bay window to the front aspect, two ceiling light points, cornice to ceiling, two central heating radiators, feature fireplace with surround, hearth and mantle piece, double glazed patio doors giving access to the rear garden and door opening into:

Kitchen 9' 11" x 21' 5" (into conservatory) (3.02m x 6.52m)

With wall and base units with marble effect work surfaces incorporating one and a half bowl sink and drainer, integral 'Neff' cooker, hob and extractor, space for fridge freezer, built-in 'Neff' microwave, space for dishwasher, tiling to flooring with underfloor heating, ceiling spotlights, central heating radiator, underfloor heating, two Velux windows merging into conservatory with glazed windows surround providing views to the rear garden and single glazed door opening into the utility room.

Utility Room 7' 1" x 8' 7" (2.16m x 2.61m)

With white wall and base units with work surfaces incorporating stainless steel sink and drainer with two taps over, space for washing machine and dryer, central heating radiator, continued tiling to flooring, double glazed window with accompanying opaque UPVC door giving access to the

Ground Floor Shower Room 7' 2" x 6' 11" (2.18m x 2.11m)

Having shower with rainfall shower over, sink in vanity unit with mixer tap over, low flush WC, tiling to flooring, tiling to splash backs, wall mounted extractor fan, double glazed opaque window to the side aspect, ceiling spotlights and central heating towel rail.

Study/Reception Room 7' 1" x 14' 1" (2.16m x 4.29m)

With ceiling spotlights, double glazed window to the front aspect, central heating radiator and open walkway back into the hallway.

First Floor Accommodation

With stairs giving rise to the first floor landing with loft access point, ceiling light point, double glazed window to the side aspect, door opening into airing cupboard providing useful storage and further door opening into:

Bedroom One 10' 5" x 14' 10" (3.17m x 4.52m)

With central heating radiator, double glazed window to the front aspect, ceiling light point and built-in wardrobes with hanging rails and shelving.

Bedroom Two 10' 5" x 11' 6" (3.17m x 3.50m)

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

Bedroom Three 9' 5" x 7' 10" (2.87m x 2.39m)

With central heating radiator, double glazed window to the front aspect, ceiling spotlights and built-in open wardrobes with hanging rails, drawers and shelving. This room is currently utilised as a dressing room.

Bathroom 5' 5" x 7' 9" (1.65m x 2.36m)

With a three piece white bathroom suite comprising low flush WC, wall mounted sink with mixer tap over and storage below and bath with shower attachment over, ceiling spotlights, ceiling mounted extractor fan, double glazed window overlooking the rear aspect, tiling to flooring and all walls and under-floor heating.

Rear Garden

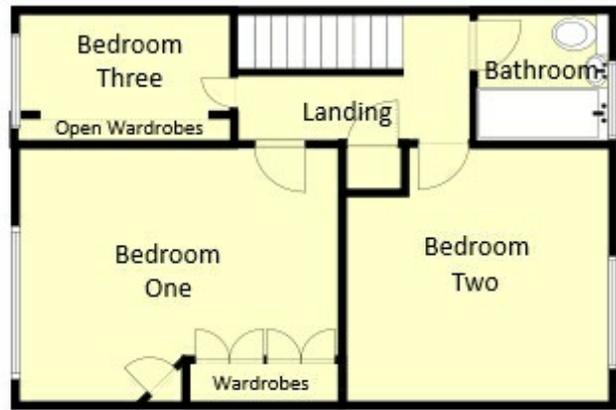
With patio area and steps leading to first tier garden with mature shrubs and brick work and mature trees to side, leading to further steps to the rear of the garden with artificial lawn and trellising and mature shrubs and trees to borders.

Council Tax Band

According to the Direct Gov website the Council Tax Band for Meadow View, Moseley, Birmingham, B13 0AP is band D and the annual Council Tax amount is approximately £1,660.31 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.



FIRST FLOOR

Meadow view
For illustrative purposes only, NOT to scale.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	69 c	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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 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 statement or representation 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.