



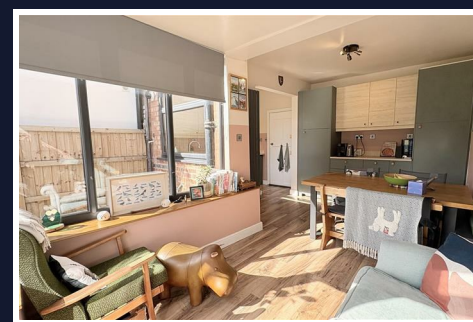
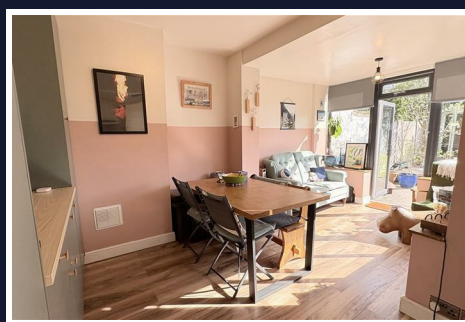
## 29 Northlands Road

Moseley, Birmingham, B13 9RE

Offers Over £300,000



**\*EXTENDED THREE BEDROOM MID-TERRACE IN POPULAR LOCATION!\*** Lovely three bedroom mid-terrace home located in this popular location off Billesley Lane area of Moseley, offering great access to Kings Heath and nearby to Moseley Village with all of its associated amenities including coffee shops, cafes, bars, restaurants, shopping facilities and good transport links to the City Centre and the new Train station that has opened! The local is also within good school catchment areas and provides plentiful access to nearby green spaces! The property benefits from double glazing and central heating and the further accommodation consists of; front fore garden, entrance hallway, front reception room, re-fitted kitchen and extended dining room with access to a south facing rear garden. To the first floor there are three bedrooms and a bathroom. Energy Efficiency Rating D. To arrange your viewing to fully appreciate the accommodation on offer please contact our Moseley office.



### Approach

The property is approached via a shallow fore garden with flowerbeds to the side and pathway leading to the front entry door opening into:

### Hallway

With ceiling light point, central heating radiator, stairs giving rise to the first floor, under stairs storage and doors opening into:

### Reception Room

10'9" x 15'0" (3.30 x 4.58)

With ceiling light point, central heating radiator, original exposed floorboards, picture rail, cornice to ceiling, shelving to alcove and double glazed bay window to the front aspect with in-built window seat.

### L-Shaped Kitchen/Diner

17'2" x 7'8" x 16'6" x 8'8" (5.25 x 2.34 x 5.05 x 2.65)

With laminate wood effect flooring, a selection of wall and base units with wood effect work surfaces over incorporating integrated five ring burner gas hob with extractor over, integrated oven, wall mounted cupboard housing the Gloworm combi boiler, space for fridge freezer and dishwasher, double glazed window too the rear aspect, double glazed door giving access to the rear garden, three ceiling light points, central heating radiator and walk-in pantry with ceiling light point and laminate wood effect flooring.

### Bathroom

6'0" x 6'4" (1.85 x 1.95)

With lino to flooring, ceiling light point, double glazed opaque window to the rear aspect, low flush WC, wash hand basin with hot and cold mixer tap and storage cupboard under, bath with hot and cold

mixer tap and shower attachment above, tiling to walls and wall mounted column radiator.

### First Floor Accommodation

From hallway stairs gives rise to the first floor landing with ceiling light point, loft access point, picture rail and doors opening into:

### Bedroom One

12'4" x 9'11" (3.78 x 3.03)

With two ceiling light points, double glazed windows to the rear aspect, central heating radiator and built-in storage to alcove.

### Bedroom Two

11'3" x 9'5" (3.45 x 2.89)

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

### Bedroom Three

6'11" x 8'2" (2.13 x 2.51)

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

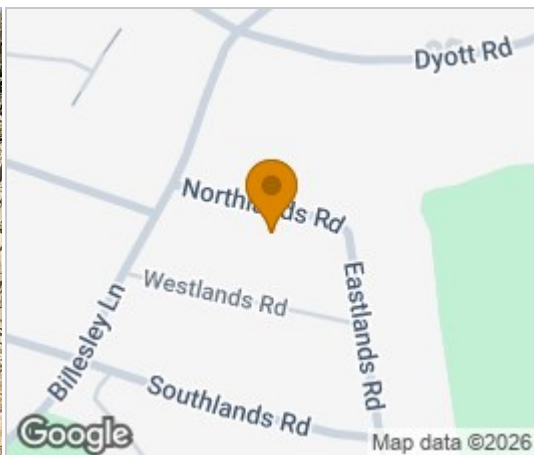
### Rear Garden

With a patio area leading to flowerbeds and low maintenance lawned area and two storage sheds to the rear.

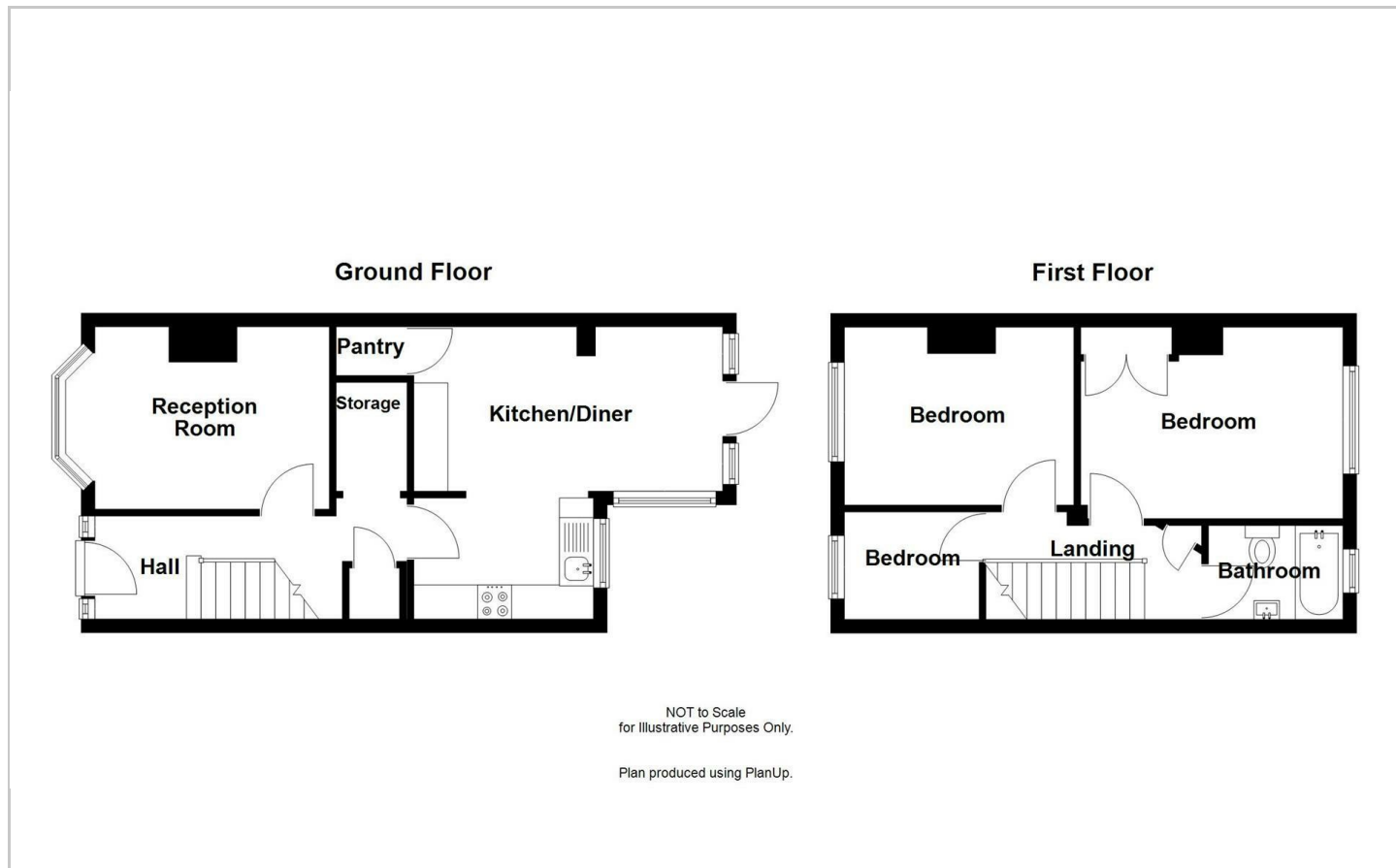
### Council Tax Band

According to the Direct Gov website the Council Tax Band for 29 Northlands Road, Moseley, Birmingham, B13 9RE is band C and the annual Council Tax amount is approximately £2,091.71 subject to confirmation from your legal representative.





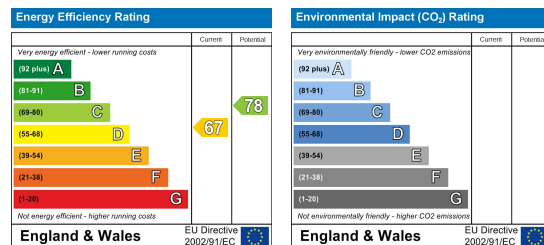
## Floor Plan



## 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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