

85 Blenheim Road

Moseley, Birmingham, B13 9TZ

Offers Over £430,000

3 1 2 D





****DETACHED THREE BEDROOM FAMILY HOME IN POPULAR RESIDENTIAL LOCATION IN MOSELEY!!** We are delighted to offer to the market this well presented detached three bedroom family home in this popular residential location in Moseley. Offering great access to nearby Kings Heath High Street and Moseley Village offering all of its associated amenities including coffee shops, cafes, bars, restaurants and shopping facilities and good transport links to the City Centre, Edgbaston Cricket Ground, Cannon Hill Park and the MAC, QE hospital and the University and Moseley and Kings Heath Train Stations. The property benefits from central heating and double glazing as well as a fitted burglar alarm. The accommodation briefly consists of; front fore driveway, porch, entrance hallway, open plan dining room, living room, kitchen, downstairs WC and well maintained rear garden. To the first floor there are three bedrooms and bathroom. Energy Efficiency Rating D. Viewings for this lovely home can be arranged via our Moseley office.**







Approach
The property is approached via paved driveway with side lawn turfed area with mature trees and shrubs to borders and fencing leading to a detached three-bedroom property with a UPVC door with accompanying double glazed window opening into:

Porch
With wall mounted light point, lino to flooring and wooden opaque glazed door opening into:

Hallway
With coving to ceiling, ceiling light point, central heating radiator, stairs giving rise to the first floor accommodation and door opening into:

Open Dining Room
7'9" x 15'5" (2.37 x 4.71)
From hallway open walkway into dining room with double glazed windows to the front and side aspects, ceiling light point and coving to ceiling.

Living Room
10'11" max x 14'10" (3.35 max x 4.54)
With central heating radiator, wall mounted light point, ceiling mounted light point, coving to ceiling, feature gas fireplace with tiled surround and hearth and wooden mantle piece and double glazed windows to the rear and side aspects.

Ground Floor WC
3'2" x 3'10" (0.99 x 1.18)
With low flush WC, wall mounted sink with two taps over with tiled splash back, ceiling light point, central heating radiator, lino to flooring and double glazed opaque window to the front aspect.

Kitchen
7'4" x 17'1" (2.25 x 5.22)
With lino to flooring, wall and base units with granite work surfaces, Belfast sink with mixer tap over and drainer, space for cooker, washing machine and fridge freezer, central heated radiator, two ceiling light points, double glazed windows to the rear and sided aspects, double glazed UPVC opaque door giving access to the rear garden and pantry providing useful storage and double glazed window to the side aspect,

First Floor Accommodation
From hallway stairs gives rise to the first floor landing with ceiling light point, coving to ceiling, loft access point, double glazed opaque window to the side aspect and doors opening into:

Bedroom One
10'0" x 11'2" (3.05 x 3.41)
With double glazed window to the front aspect, ceiling light point and central heating radiator.

Bedroom Two
14'7" x 9'11" (4.47 x 3.03)
With double glazed window to the rear aspect, ceiling light point and central heating radiator.

Bedroom Three
8'6" x 11'5" (2.61 x 3.49)
With double glazed window to the rear aspect, ceiling light point and central heating radiator.

Bathroom
8'6" x 5'2" (2.61 x 1.58)

With lino to flooring, three piece white bathroom suite comprising low flush WC, sink on pedestal with two taps over, bath with two taps over and Triton shower over, wall mounted extractor fan, tiled surround, ceiling light point, central heating radiator, double glazed opaque window to the front aspect and door opening into airing cupboard housing Vaillant combination boiler and useful storage space.

Rear Garden

With a paved patio area leading to lawned area leading to a paved pathway leading to the rear of the garden with a further patio area with shed and being finished with fencing and shrubs to borders.

Council Tax Band

According to the Direct Gov website the Council Tax Band for 85 Blenheim Road Moseley, Birmingham, B13 9TZ is band D and the annual Council Tax amount is approximately £2,083.76 subject to confirmation from your legal representative.

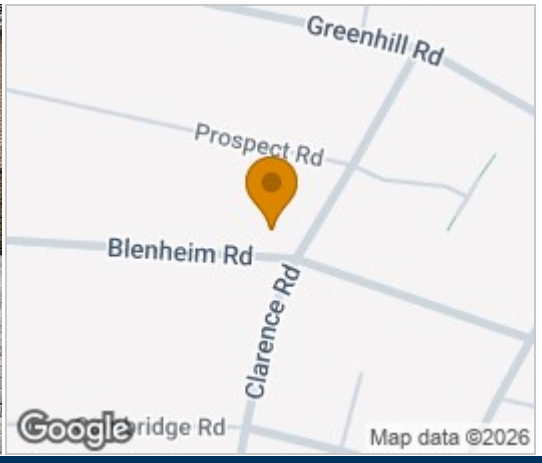








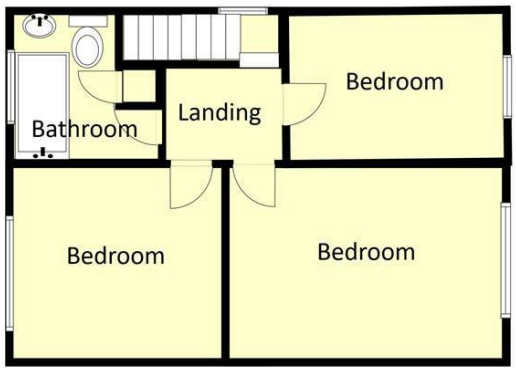




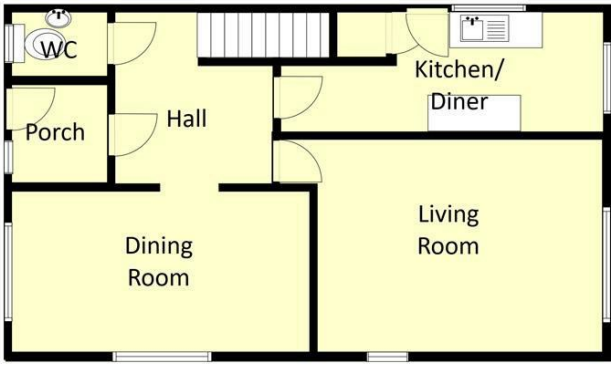


Floor Plan

Blenheim Road
For Illustrative purposes only, NOT to scale.



FIRST FLOOR

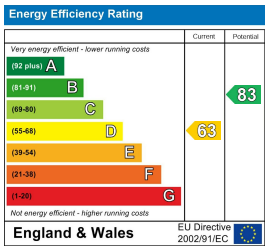


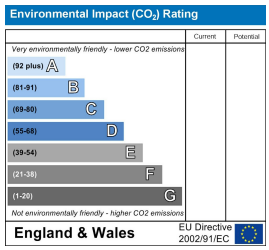
GROUND FLOOR

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





These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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.

27-29 St Marys Row, Moseley, Birmingham, West Midlands, B13 8HW
Tel: 0121 442 4040 Email: sales@ricechamberlains.co.uk ricechamberlains.co.uk