Rice Chamberlains
ESTATE AGENTS LLP



29 Ashleigh Grove

Moseley, Birmingham, B13 9JR

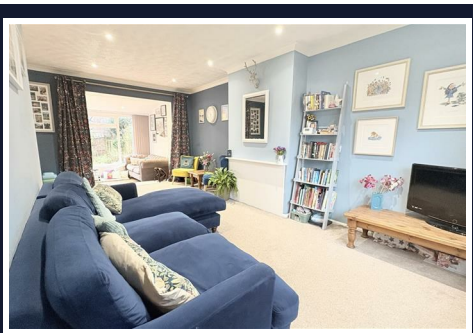
Offers Over £310,000

3 | 1 | 2 | C





****THREE BEDROOM HOME IN MOSELEY IN A QUIET LOCATION WITH LEAFY VIEWS!! We are delighted to offer to the market, this modern three bedroom home in Moseley, offering good access to nearby Moseley Village and Kings Heath High Street offering all associated amenities including cafes, coffee shops, bars, restaurants and shopping facilities and good transport links into the City Centre, as well as the new Train Station that is due to open soon! The property benefits from double glazing and central heating and briefly comprises of; front fore garden, porch, hallway, kitchen/dining room, living room, conservatory and well maintained rear garden. To the first floor there are three bedrooms and a family bathroom. The property also offers lovely views overlooking Wake Green playing fields and Pickwick Cricket Ground with Moseley Bog also nearby and offering lovely local walks in nearby woodlands. Energy Efficiency Rating TBC. To arrange your viewing to fully appreciate this lovely home please contact our Moseley office today!**







Approach

This three bedroom end of terrace property is approached via a front fore garden with paved pathway and turfed lawn with shrubs leading to a front entrance door opening into:

Porch

With a wall-mounted light point, wooden laminate flooring, opaque double-glazed window to bottom of door and further double-glazed window above looking out on to the front aspect and internal opaque UPVC double-glazed door opening into:

Hallway

With a ceiling light point, central heated radiator, stairs rising to the first floor accommodation and doors opening into:

Reception Room One

19'7" x 10'2" (5.99 x 3.11)

With double glazed window looking out on to the front aspect ceiling spotlights, cornice to ceiling, ceiling light point, central heated radiator and door opening into:

Kitchen

7'6" x 17'0" (2.29 x 5.20)

With a selection of wall and base units with wood effect work surface incorporating integrated hob with extractor over and built in oven and grill, sink and drainer with hot and cold mixer tap, tiling to splash backs and door opens into the dining room.

Reception Room Two

10'2" x 22'8" (3.10 x 6.92)

With cornice to ceiling, ceiling spotlights, engineering wooden flooring, wall mounted light point, central heated radiator, built-in storage and shelving to alcoves, double glazed window looking out on to the front aspect and a double glazed patio doors.

Conservatory/Dining Area

7'0" x 22'4" (2.14 x 6.81)

With LVT wood effect flooring, ceiling spotlights, double glazed window to the rear aspect, single glazed French doors giving access out to the patio and door giving access to the side.

First Floor Landing

Accessed via stairs rising to the first floor accommodation from the hallway: With a ceiling light point, loft access point (not been inspected), internal door opening into an airing cupboard providing useful storage space and housing wall-mounted 'Worcester' combination boiler and further internal doors opening into:

Bedroom One

10'11" x 10'3" (3.34 x 3.13)

With a double-glazed window looking out on to the front aspect providing field views, ceiling light point, central heated radiator, built-in wardrobe providing useful storage space and built-in over-stairs storage cupboard providing further useful storage space.

Bedroom Two

6'8" x 10'7" (2.04 x 3.25)

With a double-glazed window looking out on to the rear aspect, ceiling light point, central heated radiator and built-in wardrobe providing useful storage space.

Bedroom Three
6'03" x 10'09" (6'3" x 10'9") (1.91 x 3.28 (1.90 x 3.27))
With a double-glazed window looking out on to the front aspect, ceiling light point and a central heated radiator.

Bathroom
8'10" x 5'03" (2.69 x 1.60)
With a three-piece white bathroom suite comprising of a low flush WC, wash hand basin on pedestal with two taps over and walk-in shower cubicle with 'Mira' shower attachment above, tiling to splash back areas and walls, laminate flooring, two ceiling light points, central heated towel rail and a double-glazed opaque window to the rear aspect.

Rear Garden
With patio area, paved pathway, paved slabs leading to rear of garden with a turfed lawn area shrubs to borders, fencing to the one side and shrubbery to the other and at the rear of the garden there is a garden shed and further shrubs and fencing to borders.

Council Tax Band
According to the Direct Gov website the Council Tax Band for 29 Ashleigh Grove, Moseley, B13 9JR, is band B and the annual Council Tax amount is approximately £1,739.89, subject to confirmation from your legal representative.



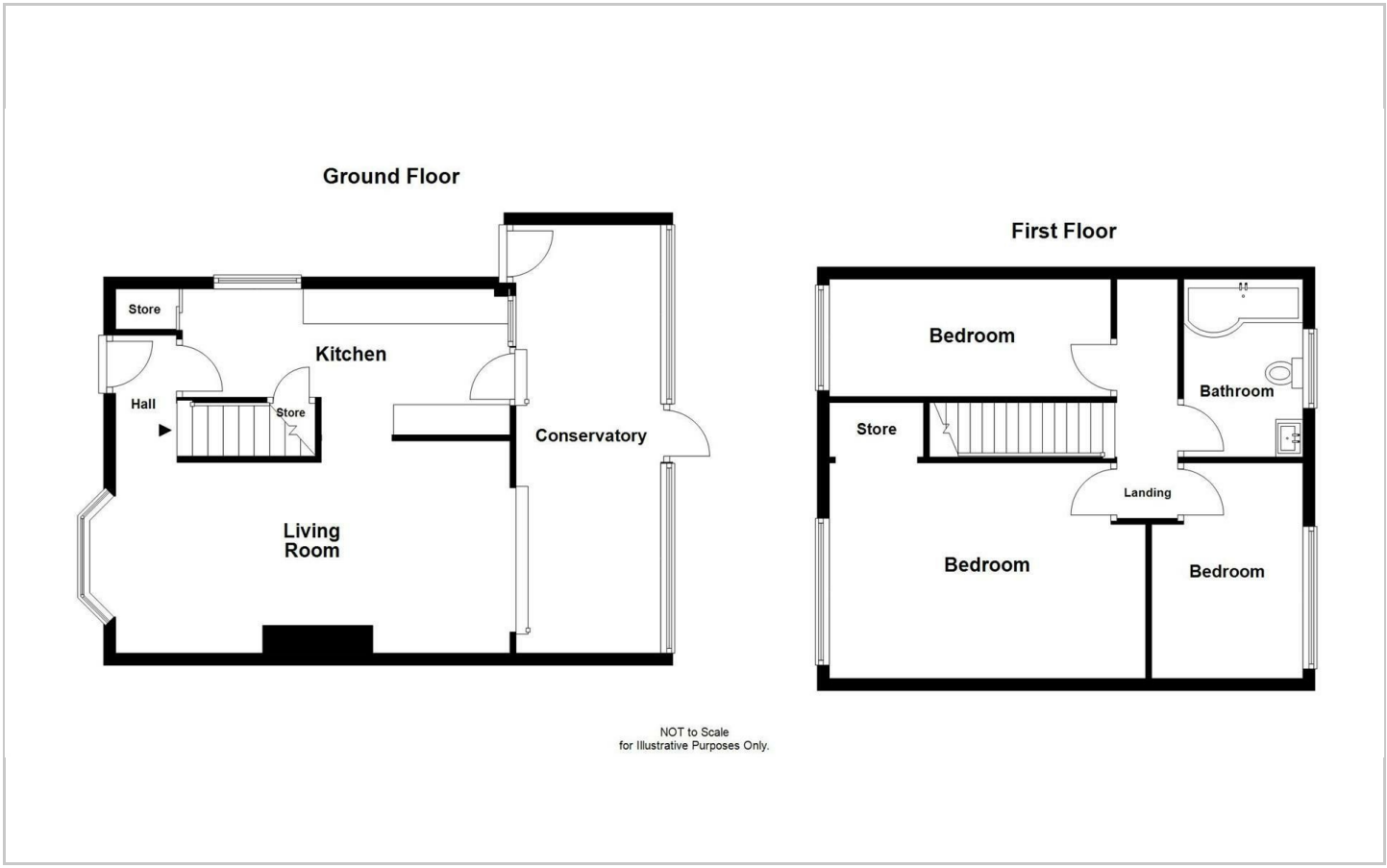








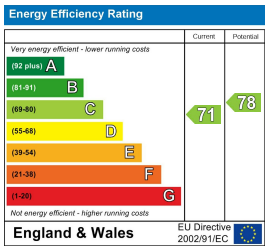

Floor Plan

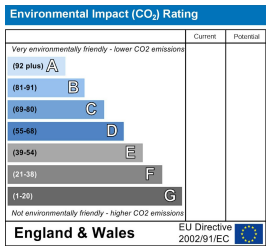


Viewing

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.

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