Rice Chamberlains
ESTATE AGENTS LLP

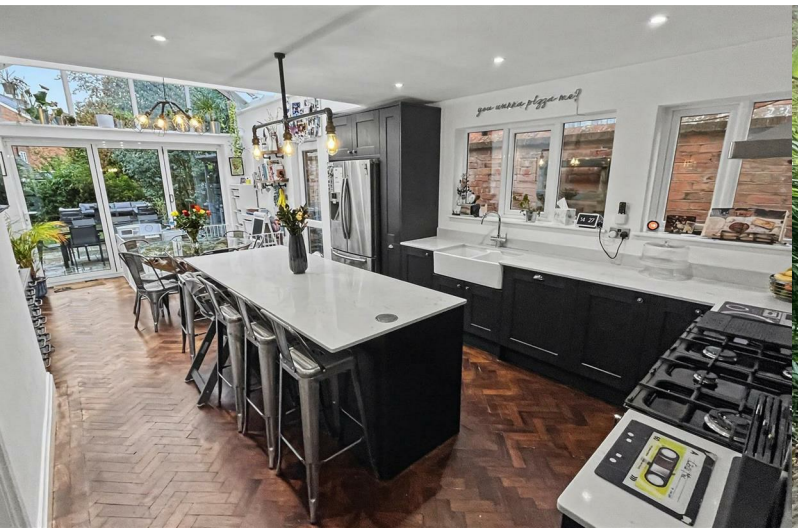


26A Wake Green Road

MoseleyMoseley, Birmingham, B13 9PA

Offers Over £825,000

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***DELIGHTFUL FIVE BEDROOM DETACHED FAMILY HOME IN PRIME LOCATION!* This is a fantastic five bedroom family home on the popular Wake Green Road in Moseley. Offering excellent access to all of the local amenities including coffee shops, bars, restaurants and shopping facilities and good transport links into the City Centre and Moseley Train Station. In brief the accommodation on offer comprises; front driveway for multiple vehicles, hallway, two reception rooms', kitchen diner, utility room with pantry, downstairs WC and access to a landscaped rear garden with rear garage and converted office and further parking space. To the first floor there's a spacious landing with access to three bedrooms with bedroom one benefitting from a dressing room and en-suite with stairs giving rise to the top floor with two further bedrooms and a family bathroom. The property also benefits from central heating and double glazing. Energy Efficiency Rating TBC. To arrange your viewing to fully appreciate the accommodation on offer please call our Moseley Sales Team.**







Approach
The property is approached via a block paved front driveway providing parking multi cars, shrubs and trees to borders leading to a UPVC front entry door opening into:

Porch
With ceiling light point and original style wooden door with accompanying side stained glass window opening into:

Hallway
With wooden flooring, cladding surround, picture rail, two ceiling light points, central heating radiator, stairs giving rise to the first floor landing and doors opening into:

Reception Room One
12'4" x 18'4" (3.779 x 5.608)
With continued wooden flooring, double glazed bay window to the front aspect, two central heating radiators, feature fireplace with wooden mantle piece and surround, ceiling and wall mounted light points, picture rail and decorative ceiling.

Kitchen/Diner
11'3" x 25'11" (3.442 x 7.907)
With parquet flooring, central heating radiator, ceiling spotlights, wall and base units with quartz work surfaces over, two Belfast sinks with mixer tap over, 'Franke' boiling water tap, space for Rangemaster cooker, hob with extractor over, tiling to splash backs, space for fridge freezer, built-in dishwasher and space for a wine cooler, double glazed windows to the side aspect, double glazed patio doors giving access to the side aspect and bi-folding door giving access to the rear garden, double glazed windows, ceiling light point, central heating radiator and wall mounted light points.

Utility
11'6" x 11'10" (3.518 x 3.608)
With ceiling light point, tiled flooring, wall and base units with wooden work surfaces over incorporating stainless steel sink and drainer with mixer tap over, built-in washer/dryer, space for washing machine and tumble dryer, central heating radiator, double glazed window to the rear aspect, door opening into airing cupboard housing the water tank and combination boiler and door opening into pantry with ceiling spotlights, tiled flooring and providing useful storage.

Reception Room Two
17'6" x 16'10" (5.351 x 5.131)
With central heating radiator, exposed wooden floorboards, double glazed patio doors giving access to the rear garden, multi fuel burner with slate hearth and brick surround and mantle piece, picture rail and ceiling light point.

Ground Floor WC
7'5" x 4'9" (2.265 x 1.462)
With tiled walls and flooring, wall mounted wash hand basin with mixer tap over, low flush WC, two double glazed windows to the side aspect, central heated radiator and two wall mounted light points.

First Floor Accommodation
From hallway stairs gives rise to the first floor landing, ceiling light point, central heated radiator and door opening into useful storage cupboard and doors opening into:

Bedroom One
12'6" x 18'6" (3.834 x 5.641)
With exposed wooden floorboards, double glazed bay window to the front aspect, picture rail, ceiling light point and central heating radiator.

Dressing Room
8'8" x 9'10" (2.653 x 3.005)
With dressing area, fully fitted wardrobes, double glazed window to front aspects and central heating radiator.

En-Suite Bathroom
11'7" x 9'3" (3.543 x 2.836)
With tiled floor and walls, shower cubicle with rainfall shower attachment, two sinks in vanity unit with two taps over, bath with two taps and shower above, low flush WC, ceiling spotlights, double glazed opaque window to the front aspect, ceiling extractor fan and large towel rail and central heating radiator.

Bedroom Two
13'6" x 17'5" (4.134 x 5.334)
With picture rail, ceiling light point, central heating radiator, double glazed window to rear aspect, feature fireplace.

Bedroom Three
6'10" x 11'1" (2.102 x 3.393)
With central heating radiator, double glazed window to side aspect and ceiling light point.

Second Floor Accommodation
Stairs from first hallway gives rise to the second floor landing, double glazed window to side aspects, ceiling light point and doors opening into:

Bedroom Four
12'7" x 16'4" (3.857 x 4.983)
With central heating radiator, double glazed window to front aspect and ceiling light point, picture rails and traditional fireplace.

Bedroom Five
12'4" x 13'8" (3.779 x 4.170)
With central heating radiator, double glazed window to rear aspect and ceiling light point, picture rails and cast iron fireplace and door opening into eaves storage.

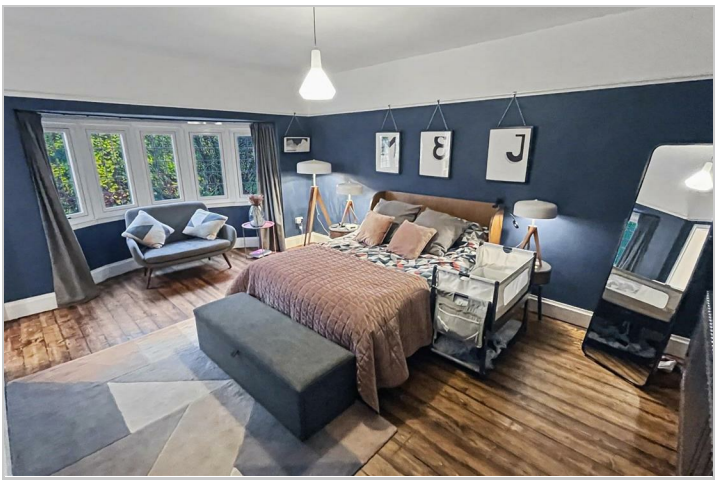
Shower Room
8'0" x 10'8" (2.439 x 3.266)
With flooring, low-flush WC, sink on pedestal with mixer tap over, walk-in shower with shower attachment over and door opening into airing cupboard providing useful storage, ceiling spot lights, tiling to splash backs, ceiling extractor fan and towel rail

Rear Garden
South facing garden with a garden kitchen with sink supplying hot and cold water, BBQ and space for a pizza oven and paved patio area leading to lawn turfed area and further composite decking and seating area to the rear, decorative plants and shrubs and fencing surround.

Converted Garden Room
11'6" x 9'5" (3.516 x 2.893)
With engineered wood flooring, ceiling spot lights, ceiling heater, double glazing bi-folding doors and further door opening into garage;

Garage
8'6" x 11'11" (2.606 x 3.641)
With electric shutter door.

Council Tax Band
According to the Direct Gov website the Council Tax Band for Wake Green Road, Birmingham, B13 9PA, is band F and the annual Council Tax amount is approximately £3,399.02, subject to confirmation from your legal representative.















Floor Plan



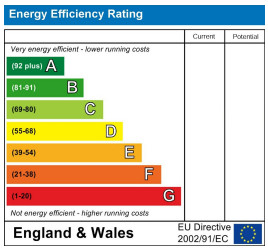
Viewing

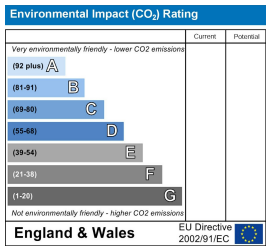
Please contact our Moseley Office on 0121 442 4040 if you wish to arrange a viewing appointment for this property or require further information.

Anti-Money Laundering (AML) Checks

In accordance with our legal obligations under Anti-Money Laundering regulations, all purchasers will be required to complete identity verification and relevant compliance checks once an offer has been accepted. A fee of £35 per person is payable to Rice Chamberlains LLP to cover the cost of administering these checks. This fee is non-refundable and payable before the sale can progress.

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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