



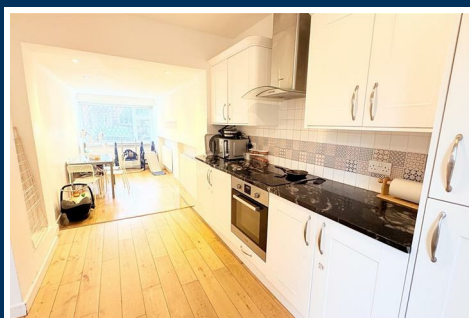
45 Oxford Road

Moseley, Birmingham, B13 9ER

Offers In The Region Of £475,000



**** LOVELY FOUR BEDROOM, FAMILY HOME WITH NO CHAIN **** We are delighted to present this four bedroom property located in the famous 'Moseley Triangle' which Offers excellent access to Moseley C of E Primary School, Moseley Private Park and the local shopping amenities, community hubs, cafes and restaurants offered in Moseley Village as well as Kings Heath. The accommodation on offer briefly consists of; Driveway, entrance hallway, two reception rooms, extended kitchen/dining room, mature rear garden and to the first floor there are four bedrooms and a bathroom with a separate shower room. The property also benefits from double glazing and central heating and is offered with no onward chain. Energy Efficiency Rating is C. To arrange your viewing please contact our Moseley Office on; 0121 442 4040 or alternatively please visit our website for further details; www.ricechamberlains.co.uk.



Approach

The property is approached via a front driveway providing off street parking leading to a front entry door opening into:

Hallway

With ceiling light point, hardwood parquet flooring, stairs giving rise to the first floor landing, under stairs storage, door opening into further storage cupboard, ceiling light point, central heating radiator and doors opening into:

Ground Floor WC

6'1" x 2'8" (1.86 x 0.83)

With ceiling light point, grey wood effect flooring, tiling to walls, picture rail, extractor fan, low flush WC and, wall mounted sink with hot and cold taps.

Kitchen/Diner

16'9" x 7'5" x 27'6" (5.13 x 2.28 x 8.39)

With wooden flooring, ceiling light point, ceiling spotlights, two central heating radiators, double glazed window to the front aspect, single glazed wooden framed window to the rear aspect, French door giving access to the rear garden, a selection of wall and base units with marble effect work surfaces over with tiling to splash backs, sink and drainer with hot and cold mixer tap, space for washing machine, integrated fridge freezer, integrated induction hob with extractor over and integrated cooker and grill.

Living Room

27'8" x 11'2" x 8'11" (8.44 x 3.41 x 2.73)

With two ceiling light points, double glazed window to the front aspect, double glazed sliding door giving access to the rear garden, wooden parquet flooring, fireplace with wooden mantle piece and marble surround, two central heating radiators, picture rail and cornice to ceiling.

Rear Garden

With a patio area with low level brick wall leading to a well maintained lawn.

First Floor Accommodation

From hallway stairs gives rise to the split level first floor landing with ceiling light point, loft access point (not inspected) and doors opening into:

Bedroom Three

14'7" x 6'9" (4.45 x 2.06)

With ceiling light point, central heating radiator and double glazed windows to the front and rear aspects.

Bedroom One

12'5" x 11'2" (3.81 x 3.41)

With two ceiling light points, central heating radiator, cornice to ceiling, built-in cupboard with ceiling light point and double glazed window to the front aspect.

Bedroom Two

8'11" x 10'11" (2.73 x 3.34)

With ceiling strip light, central heating radiator, two built-in storage cupboards and double glazed window to the rear aspect.

Bedroom Four

5'11" x 7'11" (1.82 x 2.42)

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

Bathroom

7'5" x 6'11" (2.27 x 2.12)

With tiled floor, tiling to walls, ceiling spotlights, extractor fan, opaque double glazed window to the rear aspect, towel heated radiator, central heating radiator, bath with shower over and hot and cold taps, wall mounted wash hand basin in vanity unit with hot and cold taps and low flush WC.

Shower Room

3'8" x 2'9" (1.14 x 0.84)

With tiled flooring, walk-in shower cubicle with mains powered shower over, tiling to walls, opaque double glazed window and ceiling spotlight.

Council Tax

According to the Direct Gov website the Council Tax Band for 45 Oxford Road Moseley, Birmingham, B13 9ER is band E and the annual Council Tax amount is approximately £2,734.11 subject to confirmation from your legal representative.





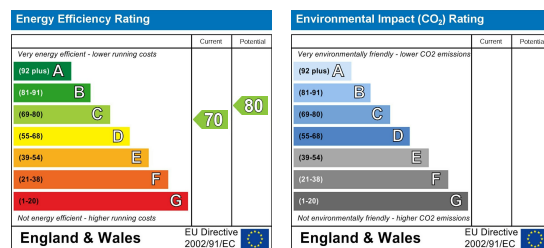
Floor Plan



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



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.