6 Pool Meadow Close

, Birmingham, B13 9YP

Offers Over £500,000

4 2 2 C

This delightful, detached four bedroom family home lies in a quiet cul-de-sac off Wake Green Road. This is a much sought after location within easy distance of Moseley Village and Kings Heath centre with all their excellent facilities including independent shops, restaurants and bars. Transport links are good with buses and trains into Birmingham and surrounding areas. Stations opening in Moseley and Kings Heath will further facilitate transport options. There are several green spaces nearby including Moseley Bog, Sarehole Mill, Tolkien's Trail and the Dingles. Parks include Cannon Hill, Swanshurst and Moseley. MAC has a cinema, theatre and activities for all ages. The QE and dental hospitals and universities are easily reached as is Edgbaston cricket ground. The property is in the catchment area for St Bernard's RC school and Moseley School and Sixth Form College as well as a number of private schools. The accommodation on offer comprises; a driveway, porch, entrance hallway, two reception rooms, conservatory, downstairs WC, integral double garage, kitchen/diner, utility and access to a landscaped peaceful rear garden with lovely views. To the first floor there are four bedrooms with bedroom one benefiting from an en-suite bathroom and a further family bathroom. Energy Efficiency Rating C. The property also benefits from double glazing and central heating and no upward chain. To arrange your viewing to appreciate this amazing home please call our Moseley sales team.

Approach
This property is approached via driveway with lawn to side and entrance in to:

Porch
With double glazed PVC doors, tiling to floor covering, part-brick wall and second double glazed PVC door opening in to:

Hallway
With carpet to floor covering, ceiling light point, central heating radiator, electric socket, stairs giving rise to the first floor accommodation and doors opening and giving access to:

Reception Room One
11'2" x 11'5" (3.41m x 3.48m)
With carpet to floor covering, ceiling light point, wall light points, central heating radiator, double glazed PVC bay window to the front aspect with under-window seating and door opening in to:

Reception Room Two
18'0" x 15'7" x 11'5" (5.51m x 4.77m x 3.49m)
L-Shaped Room
Accessible with doors opening from the hallway and reception room one, with carpet to floor covering, ceiling light point, three wall light points, two central heating radiators, decorative fireplace with beige marble mantlepiece and solid wood surround, three double sockets, tv port and sliding double glazed PVC doors opening in to:

Conservatory
18'5" x 12'0" (5.63m x 3.66m)
With carpet to floor covering, three double sockets, double-glazed PVC door providing access to the side of the property, and conservatory-style windows to the surround and roof, allowing for plenty of natural light.

Kitchen
16'1" x 8'11" (4.91m x 2.73m)
With marble effect tiling to floor covering, decorative tiling to half wall covering, a selection of wall and base units with wooden doors, integrated gas hob with cooker/grill under and extractor fan over, three double sockets, central heating radiator, double glazed PVC windows to the rear aspect, double glazed PVC door leading out to the rear garden and patio area and further internal door opening in to:

Utility
4'9" x 7'9" (1.46m x 2.38m)
With continued marble effect tiling to floor covering, white square tiling to half wall covering, ceiling light beam, double socket, double glazed PVC opaque window to the side aspect, a selection of base units, work surfaces with space facility for washing machine, dishwasher and fridge/freezer, stainless steel sink and drainer with hot & cold mixer tap.

Ground Floor WC
4'10" x 4'3" (1.48m x 1.30m)
With Lino to floor covering, ceiling light point, central heating radiator, high flush WC, free standing sink with separate hot & cold taps, wall mounted towel rail and mirror.

Garden
With patio area and path leading to a lower-level patio, with pebbled flooring and steps for easy access, a beautifully maintained garden, bordered by mature shrubs and planting, along with a useful storage shed. Side access from the front of the house leads directly to the rear of this south-west facing garden.

Garage
16'7" x 15'11" max (5.08m x 4.87m max)
5.08m x 2.21m - 2.44m Minimum
Accessed via a small step down from the hallway, the garage features two ceiling light beams, parking space for two cars with brick partition, additional storage areas, and double garage doors opening out onto the driveway.

First Floor Accommodation
With stairs giving rise from the hallway to the first floor landing, with carpet to floor covering, ceiling light point, and doors giving access to bedrooms one-four, storage cupboard, the family bathroom and the loft (not inspected).

Bedroom One
11'5" x 14'4" x 12'5" (3.50m x 4.37m x 3.81m)
With blue Lino to floor covering, ceiling light point, central heating radiator, three double sockets, double glazed PVC window to the front aspect. built-in wardrobe offering both clothes hanging space and shelved storage, and a further door leads through to:

Bedroom One En-Suite Bathroom
5'5" x 6'5" (1.66m x 1.96m)
With blue Lino to floor covering, beige tiling to wall covering, ceiling light point, high flush WC, free-standing sink with separate hot & cold taps, bath with separate hot & cold taps and double glazed opaque PVC window to the front aspect.

Bedroom Two
14'8" x 8'0" x 10'9" (4.49m x 2.46m x 3.29m)
With grey Lino to floor covering, ceiling light point, central heating radiator, three double sockets, double glazed PVC window to the front aspect, built-in wardrobe offering both clothes hanging space and shelved storage.

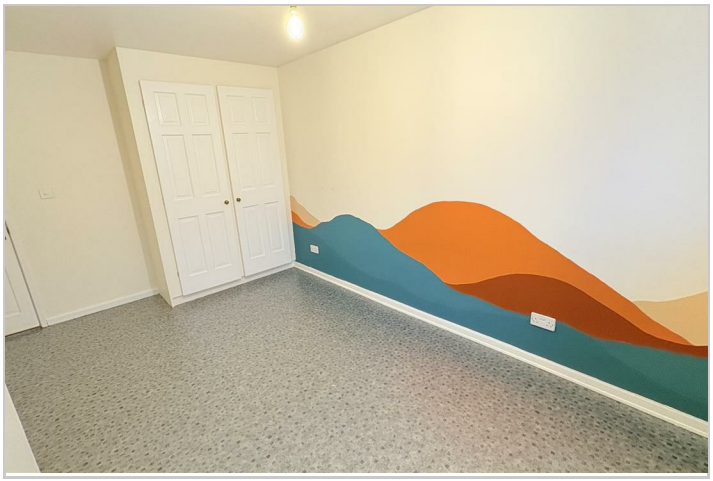
Bedroom Three
10'9" x 8'2" including wardrobe space (3.28m x 2.51m including wardrobe space)
With carpet to floor covering, ceiling light point, central heating radiator, two double sockets and double glazed PVC window to the rear aspect with fitted blinds and built-in L-shaped storage unit compromising of; clothes hanging space, shelved storage, drawers, vanity unit and wall mounted shelving.

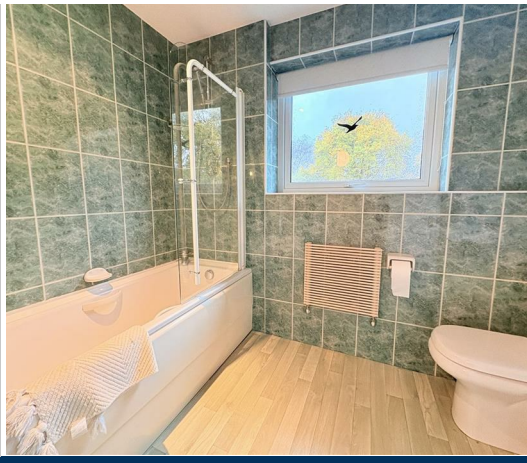
Bedroom Four
7'7" x 9'6" (2.33m x 2.90m)
With carpet to floor covering, ceiling light point, central heating radiator, two double sockets and double glazed window to the rear aspect.

Storage Cupboard
2'0" x 1'11" (0.61m x 0.6m)
With shelving providing useful storage space.

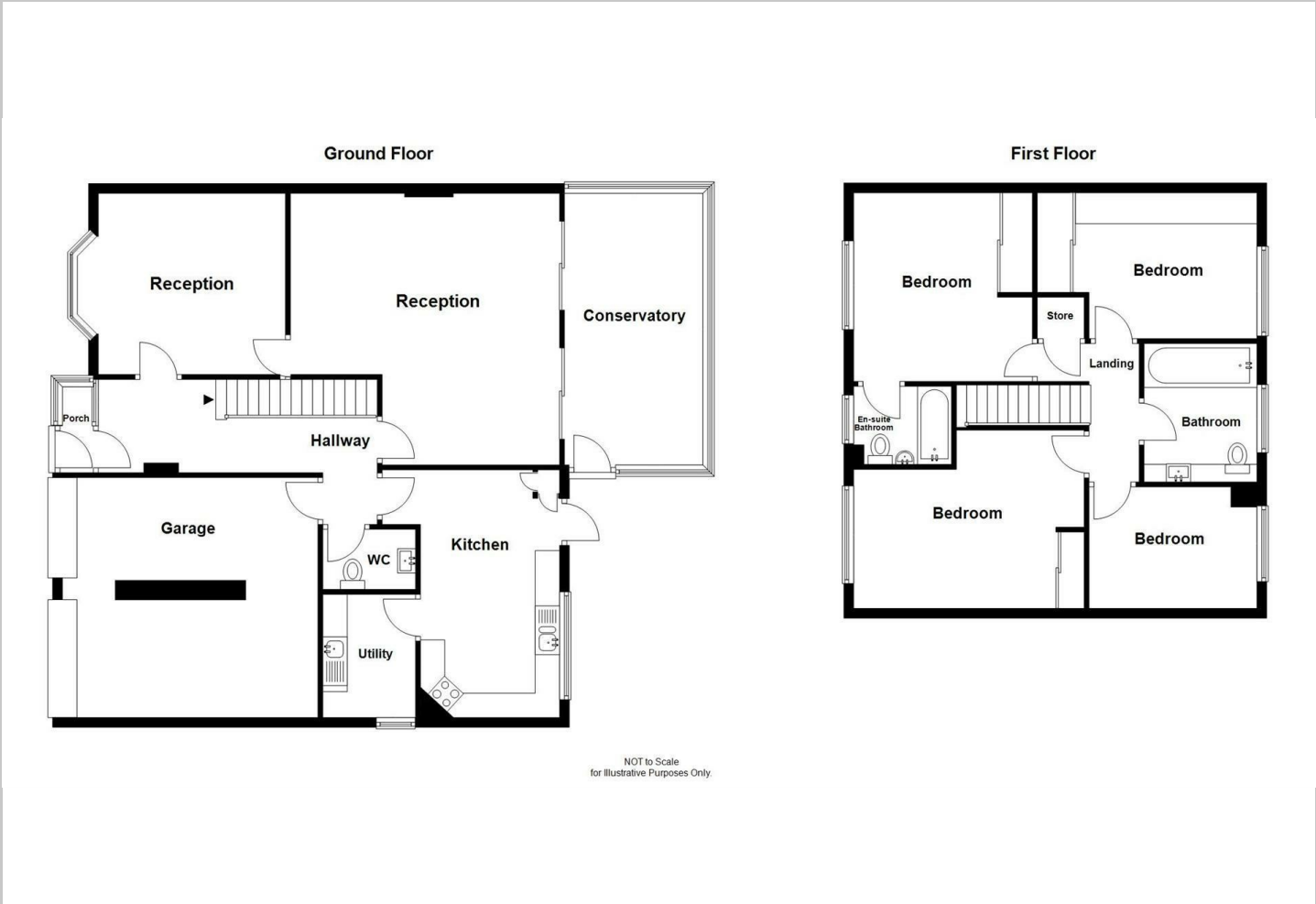
Family Bathroom
5'6" x 8'11" (1.68m x 2.73m)
With green Lino to floor covering and green tiling to wall covering, ceiling spot lights, two wall mounted central heating radiators, high flush mounted WC, bath with hot & cold mixer tap and overhead shower, storage unit to back wall compromising of; shelving, drawers and sink in unit with hot & cold mixer tap. Wall mounted mirror, shaving port, extractor fan and double glazed PVC window to the rear aspect.

Council Tax Band
According to the Direct Gov website the Council Tax Band for 6 Pool Meadow Close, Birmingham, B13 9YP is band F and the annual Council Tax amount is approximately £3,231.22, subject to confirmation from your legal representative.





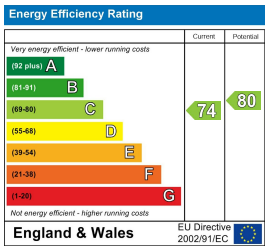
Floor Plan

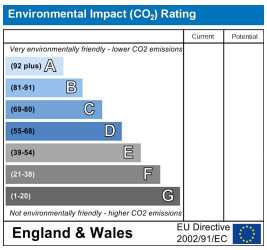


Viewing

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





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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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