



2 Sutherland Drive

Moseley, Birmingham, B13 8AY

Offers Over £280,000



****LOVELY THREE BEDROOM MODERN END TERRACE HOME CLOSE TO MOSELEY VILLAGE!!**** Lovely three bedroom modern home located in a quiet cul-de-sac location off Trafalgar Road in the heart of Moseley. Offering excellent access to Moseley Village with all of its associated amenities including coffee shops, cafes, restaurants, bars and local shopping facilities with great transport links into the City Centre and upcoming Moseley train station. The property has recently been updated and benefits from electric heating, double glazed windows and the accommodation briefly consists of; front driveway with off road parking for two cars, hallway, living room, kitchen/diner and glazed door leading to a landscaped rear garden. To the first floor there are two bedrooms and a bathroom with a further staircase leading to bedroom three. Energy Efficiency Rating E. To arrange your viewing of this lovely home please call our Moseley branch.



Approach

This three bedroom semi detached property is approached via a tarmac driveway providing off road parking for two cars, front to rear access via a side pathway and a front wooden door opening into;

Hallway

With a ceiling light point, tiling to flooring, stairs rising to the first floor accommodation, wall mounted electric radiator and internal door opening into:

Living Room

11'9" max x 15'1" (3.59 max x 4.61)

With a double glazed window facing out on to the front aspect, two ceiling light points, wall mounted electric radiator and single glazed wooden door opening into:

Kitchen/Diner

9'1" x 15'0" (2.79 x 4.58)

With a matching selection of white wall and base units, marble-effect work surfaces, ceramic sink and drainer unit with hot and cold mixer tap over, tiling to splash back areas and flooring, space facility for an electric cooker, hob and extractor, space and plumbing facilities for dish-washer and washing machine, further space facility for a fridge-freezer, three ceiling light points, wall-mounted electric storage radiator, door opening into under-stairs

storage cupboard with continued tiling to flooring, ceiling light point and providing useful storage space, double glazed window facing out on to rear aspect and a double glazed patio door leading out in to rear garden.

First Floor Landing

From hallway stairs rising to the first floor landing with a ceiling light point, further stairs rising to the second floor accommodation, internal door opening into airing cupboard providing useful storage space and housing the water tank and further internal doors opening into:

Bedroom One

9'0" min x 12'11" max x 10'8" (2.76 min x 3.96 max x 3.27)

With a double-glazed window facing out on to the front aspect, ceiling light point, wall mounted electric radiator and built-in wardrobe providing useful storage space.

Bedroom Two

8'9" x 11'3" (2.68 x 3.44)

With a double glazed window to the rear aspect, ceiling light point, wall mounted electric radiator and door opening into wardrobe providing useful storage space.

Bathroom

6'2" x 5'11" (1.90 x 1.82)

With a three-piece white bathroom suite comprising of a low flush WC, wall mounted wash hand basin with hot and cold mixer tap over and panelled bath with hot and cold mixer tap over and shower attachment above, tiling to splash back areas and flooring, ceiling light point, wall mounted extractor fan, electric towel rail and a double glazed opaque window to the rear aspect.

Second Floor Landing

From the first floor landing stairs gives rise to the top floor landing with a Velux window, ceiling light point and wooden door opening into:

Bedroom Three

14'1" max x 10'10" min x 18'6" (4.31 max x 3.31 min x 5.66)

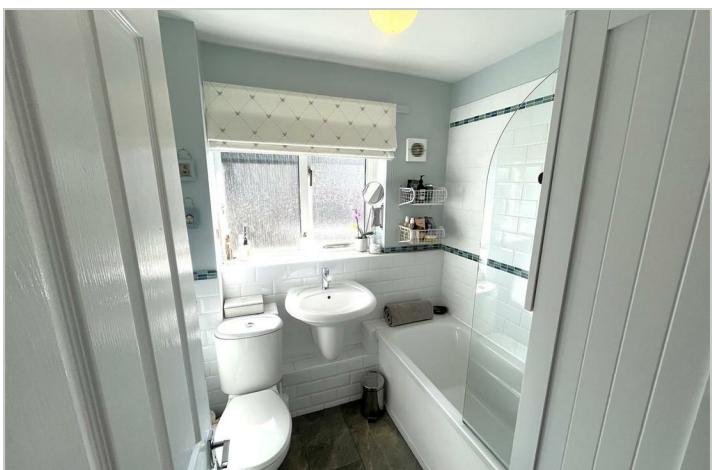
With two double glazed dormer windows to rear aspect, Velux window to the front aspect, wood effect laminate flooring, ceiling light point, storage cupboard built in to eaves.

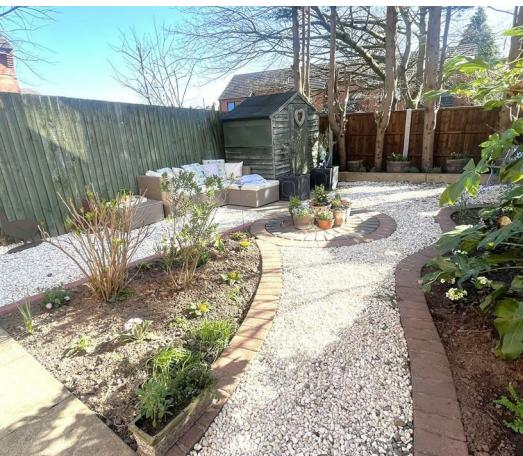
Landscaped Rear Garden

With a paved patio area, pathway with stone chippings leading to further nicely paved patio seating area, decorative shrubs to borders and side, rear patio area with shed to rear, fencing to surround, side access point to the front of the property and trees and fencing surround, outdoor tap and bike shed.

Council Tax Band

According to the Direct Gov website the Council Tax Band for 2, Sutherland Drive Moseley, Birmingham, B13 8AY is band C and the annual Council Tax amount is approximately £1,988.44, subject to confirmation from your legal representative.





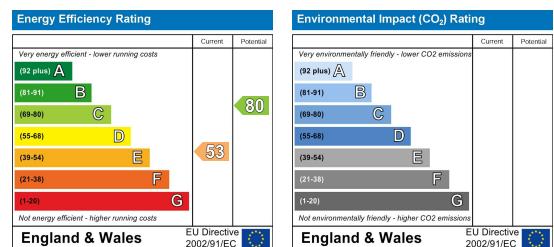
Floor Plan



Viewing

Please contact our Rice Chamberlains 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.