



1 Heather Dale

Moseley, Birmingham, B13 8NN

Offers In The Region Of £260,000



Lovely two bedroom home, located in this popular location in Moseley on Heather Dale, offering great access to Cannon Hill Park, Holders Woods and also nearby Moseley Village with all of its associated amenities including cafes, bars, restaurants and shopping facilities, Moseley Park and Pool and being close to local transport links into the City Centre and upcoming Moseley Train Station. The accommodation offered briefly comprises; front driveway and garden, porch, hallway, kitchen/diner, living room and access to a mature rear garden with out-house. To the first floor there are two bedrooms and a bathroom with separate WC. The property benefits from double glazing (where stated) and central heating and offered with no upward chain. To arrange your viewing of this lovely home please call our Moseley branch. Energy Efficiency Rating D.



Approach

The property is approached via a tarmac driveway with lawn turfed area with decorative trees and shrubs to the sides and paved path leading to UPVC opaque front entrance door opening into

Porch

With wall mounted light point and single glazed opaque wooden door opening into:

Hallway

With two ceiling light points, stairs giving rise to the first floor landing, central heating radiator, door opening into storage cupboard providing useful storage, further under stairs storage and further door opening into cupboard housing the 'Ideal' boiler and further doors opening into:

Kitchen/Diner

11'4" x 12'6" (3.46 x 3.82)

With lino to flooring, central heating radiator, two ceiling light points, wall and base units with work surfaces over, one and a half bowl sink and drainer with mixer tap over, space for washing machine and small fridge freezer, integral 'Zansui' cooker with hob and extractor over, tiling to splash backs and double glazed window to the front aspect.

Living Room

17'9" x 9'3" (5.42 x 2.83)

With two ceiling light points, central heating radiator, double glazed patio doors giving access to the rear garden and further double glazed opaque door opening into the rear garden and giving access to the outhouse.

Brick Built Outhouse

5'2" x 4'9" (1.6 x 1.47)

With ceiling light point and providing useful storage.

First Floor Accommodation

From hallway stairs gives rise to the first floor landing with door opening into airing cupboard providing useful storage, door opening into over stairs storage providing useful storage, loft access point (not inspected), ceiling light point and doors opening into:

Bedroom One

13'0" x 8'9" (3.98 x 2.68)

With double glazed window to the rear aspect, ceiling light point, door opening into wardrobe, further built-in wardrobes and central heating radiator.

Bedroom Two

8'9" x 14'4" (2.69 x 4.38)

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

Bathroom

5'6" x 5'7" (1.70 x 1.72)

With tiling to flooring, central heating radiator, sink on pedestal with two taps over, bath with two taps over and 'Triton' shower over, ceiling strip light, double glazed opaque window to the front aspect and tiling surround.

Separate WC

2'10" x 8'4" (0.88 x 2.56)

With low flush WC, double glazed opaque window to the front aspect, ceiling light point and tiled flooring.

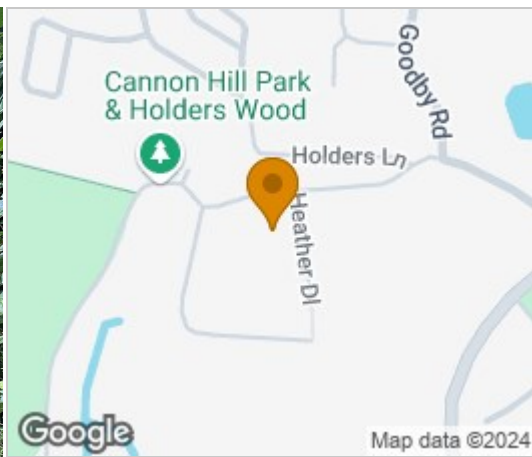
Rear Garden

With a paved patio area leading to lawn turfed area with decorative trees and shrubs to borders and rear garden shed.

Council Tax Band

According to the Direct Gov website the Council Tax Band for 1, Heather Dale Moseley, Birmingham, B13 8NN is band B and the annual Council Tax amount is approximately £1,620.70 subject to confirmation from your legal representative.





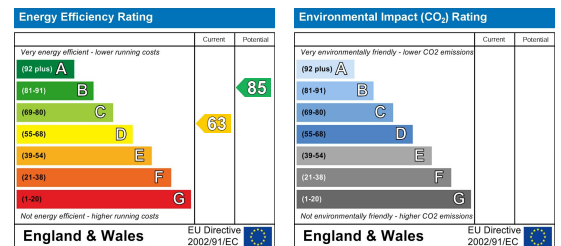
Floor Plan



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.