



**9 Hill Crest Road**  
Moseley, Birmingham, B13 8EX

Offers in the Region of £395,000



**Lovely four bedroom, traditional mid-terrace family home located on this quiet side road off Alcester Road in Moseley. Offering excellent access into Moseley Village and Kings Heath High Street with all of it's associated amenities including coffee shops, cafes, bars, restaurants, shopping facilities and good transport links in the City Centre and upcoming Train Stations. The property benefits from double glazing (where stated) and central heating and offers the following accommodation; shallow fore garden, hallway, two reception rooms, ground floor WC and shower room, kitchen/dining room and access to a lovely rear garden. To the first floor there are three bedrooms and bathroom and further staircase leading to bedroom four. The property also benefits from no upward chain. Energy Efficiency Rating D. To arrange your viewing of this lovely home please contact our Moseley branch.**



#### Approach

The property is approached via a shallow fore garden leading to a wooden front entry door opening into:

#### Inner Vestibule

With ceiling light point and wooden opaque door opens into:

#### Hallway

With exposed wooden floorboards, stairs giving rise to the first floor accommodation, coving to ceiling, ceiling spotlights, central heating radiator and door opening into:

#### Reception Room

9'9" x 14'5" into bay (2.99 x 4.41 into bay)

With double glazed bay window to the front aspect, central heating radiator, picture rail, decorative coving to ceiling, ceiling light point and fireplace with surround.

#### Second Reception Room

10'1" x 15'7" (3.08 x 4.77)

With exposed wooden floorboards, ceiling light point with decorative ceiling rose, central heating radiator, picture rail, original fireplace with tiled hearth and surround with mantle piece and double glazed patio doors giving access to the rear garden.

#### Ground Floor WC/Shower Room

5'9" x 2'10" (1.76 x 0.88)

With wall mounted sink with mixer tap over, low flush WC, walk-in shower cubicle with walk-in shower, tiled flooring, tiling to splash backs and double glazed window to the side aspect, ceiling light point and wall mounted 'Intergas' boiler.

#### Kitchen

14'1" x 8'3" (4.30 x 2.53)

With a selection of wall and base units with marble effect work surfaces incorporating stainless steel sink and drainer with mixer tap over, Limona gas hob with extractor over and cooker, space for dishwasher, fridge freezer and washing machine, door into under stairs storage cupboard providing useful storage, tiled flooring, central heating radiator, double glazed window to the side aspect, double glazed door giving access to the rear garden, further double glazed windows to the rear aspect, ceiling spotlights and tiled surround.

#### First Floor Accommodation

From the hallway stairs gives rise to the first floor landing with ceiling light point, door opening into over stairs storage cupboard providing useful storage, door to stairs giving rise to the top floor and doors opening into:

### Bedroom One

13'2" x 13'9" into bay (4.02 x 4.20 into bay)

With two double glazed windows to the front aspect, ceiling light point, central heating radiator and feature fireplace with surround.

### Bedroom Two

10'11" x 8'5" (3.34 x 2.58)

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

### Shower Room

2'11" min x 5'4" max x 9'3" (0.89 min x 1.65 max x 2.82)

With a low flush WC, sink on pedestal with two taps over, shower cubicle with shower over and tiled surround, tiled flooring, double glazed opaque window to the side aspect, wall mounted extractor fan, ceiling light point and central heated towel rail.

### Bedroom Three

10'2" x 11'10" (3.11 x 3.61)

With double glazed window to the rear aspect, ceiling light point, central heating radiator and feature fireplace with mantle piece.

### Bedroom Four

12'11" x 17'3" with restricted head height (3.96 x 5.26 with restricted head height)

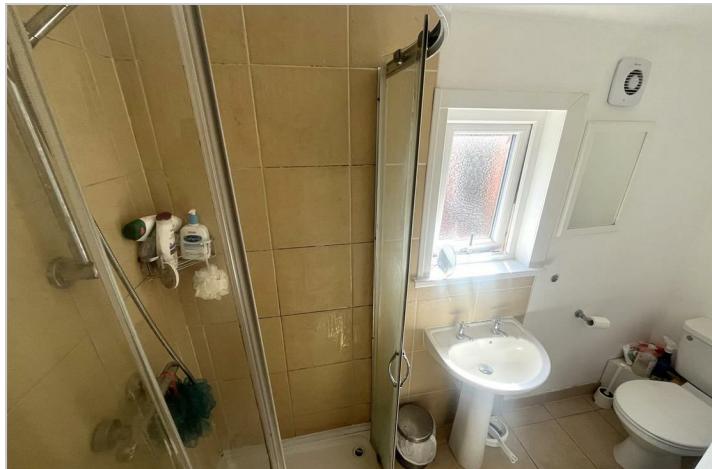
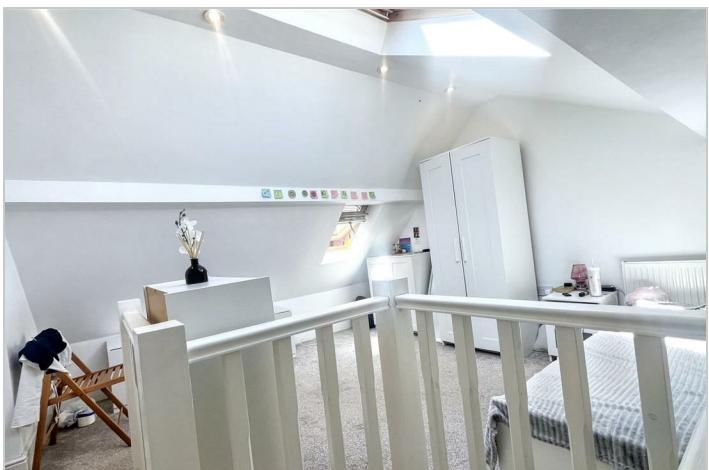
From the first floor door and stairs gives rise to the top floor bedroom with two Velux windows to the front and rear aspect, ceiling spotlight and central heating radiator.

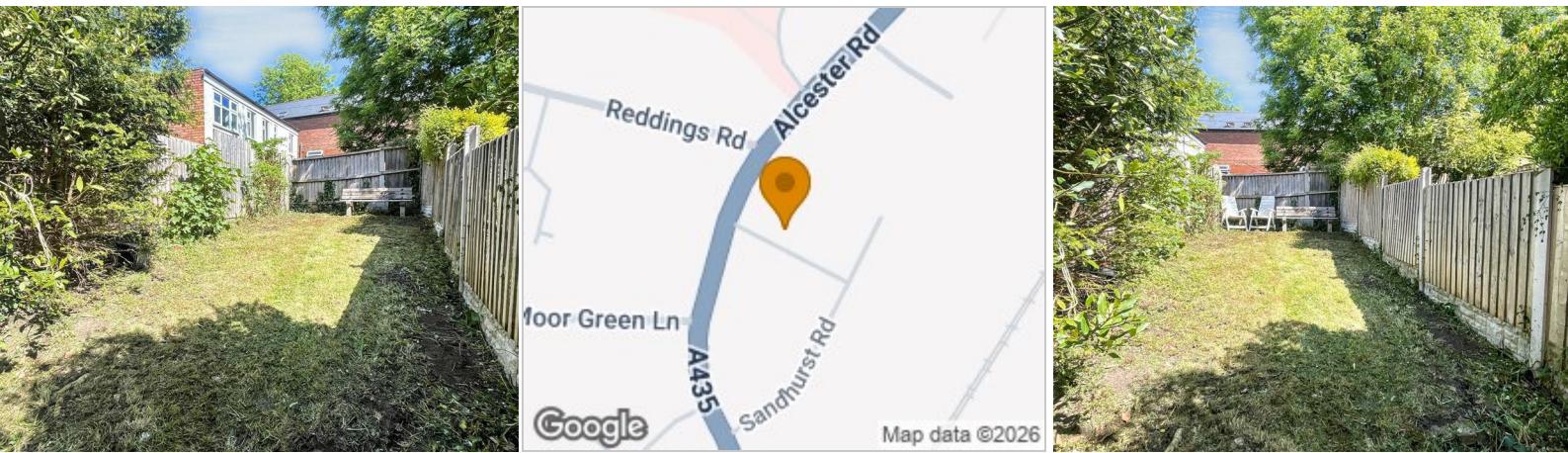
### Rear Garden

With a paved patio area leading to lawn turfed area with fencing surround and mature shrubs to borders.

### Council Tax Band

According to the Direct Gov website the Council Tax Band for 9 Hill Crest Road Moseley, Birmingham, B13 8EX is band C and the annual Council Tax amount is approximately £1,988.44, subject to confirmation from your legal representative.





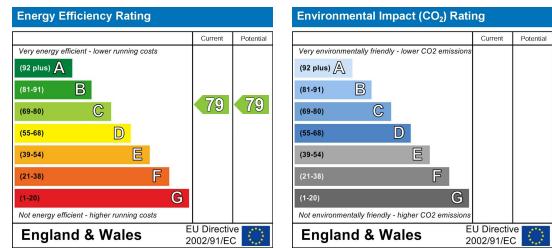
## Floor Plan



## 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.