



25 Dads Lane

Moseley, Birmingham, B13 8PG

Offers Over £325,000



Lovely extended semi-detached family home located in this highly popular area in Moseley ideally located on Dads Lane for access to all of the nearby points of interest including local parks, schools, Kings Heath, Moseley and Stirchley high streets with all of its associated amenities including coffee shops, cafes, bars, restaurants, shopping facilities, being close to Highbury Park, Rea Valley, Cannon Hill Park, MAC Theatre, QE Hospital and good transport links in the City Centre and the upcoming local Train Stations including Pineapple Road Train Station. The property benefits from double glazing and central heating and offers the following accommodation; front driveway with off road parking, hallway, front reception room, modern kitchen and dining area with access to a lovely rear garden, utility room and front garage utilised for storage. To the first floor there are three good bedrooms and bathroom. Energy Efficiency Rating D. To arrange your viewing of this lovely home please contact our Moseley branch.



Approach

The property is approached via a paved driveway with lawn to frontage and leading to a composite front entry door opening into:

Hallway

With 'Amtico' engineered wood flooring, central heating radiator, stairs giving rise to the first floor landing, coving to ceiling, ceiling light point and doors opening into:

Reception Room One

14'5" into bay x 10'10" (4.40 into bay x 3.31)

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

Open Plan Kitchen/Diner

22'11" max x 14'11" (6.99 max x 4.56)

Dining area with wooden flooring, ceiling light point, central heating radiator and bi-folding patio doors leading out to the rear garden. Kitchen with a selection of cream wall and base units with wooden effect work surfaces, stainless steel sink and drainer with mixer tap over, space for fridge freezer, ceiling spotlight, 'Hotpoint' cooker, built-in 'Blomberg' dishwasher, electric hob with extractor over, tiling to splash backs, double glazed opaque window to the side aspect, further double glazed window to the rear aspect, continued wooden flooring, double glazed

patio door giving access to the rear garden and door opening into:

Utility

6'6" x 10'6" (1.99 x 3.22)

With ceiling strip light, central heating radiator, double glazed opaque window to the side aspect, base units with stainless steel sink and drainer with mixer tap over and space for tumble dryer and washing machine.

First Floor Accommodation

With stairs giving rise to the first floor landing with double glazed window to the side aspect, ceiling light point, loft access point with pull down ladder and being insulated and boarded, over stairs storage cupboard providing useful storage and doors opening into:

Bedroom One

9'11" x 14'11" (3.04 x 4.56)

With central heating radiator, two ceiling light points, coving to ceiling and double glazed window to the rear aspect.

Bedroom Two

12'7" x 9'4" (3.84 x 2.87)

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

Bedroom Three

7'6" x 9'3" (2.30 x 2.82)

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

Bathroom

6'9" x 6'8" (2.08 x 2.04)

With a three piece white bathroom suite comprising low flush WC, sink in vanity unit with mixer tap over, panel bath with mixer tap over with rainfall shower over, wall mounted extractor fan, ceiling spotlights, double glazed opaque window to the rear aspect, central heating towel rail, tiling surround and wooden laminate to flooring.

Rear Garden

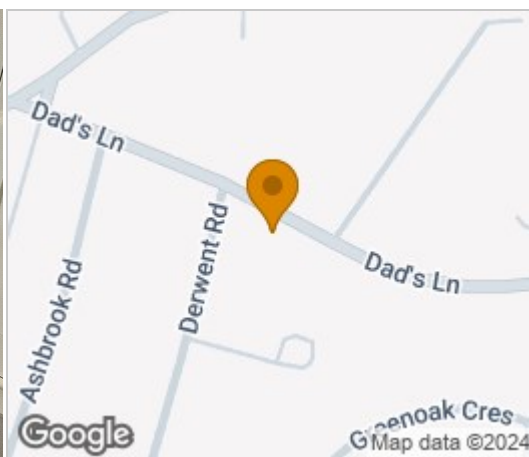
South-West facing garden with a decked area leading

to a paved patio leading to lawn turfed area with mature trees and shrubs to borders, rear shed and fencing surround.

Council Tax Band

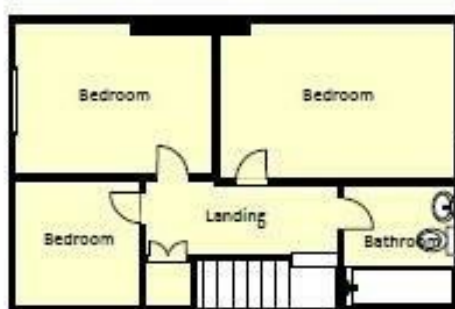
According to the Direct Gov website the Council Tax Band for 25 Dads Lane Moseley, Birmingham, B13 8PG is band B and the annual Council Tax amount is approximately £1,620.70 subject to confirmation from your legal representative.





Floor Plan

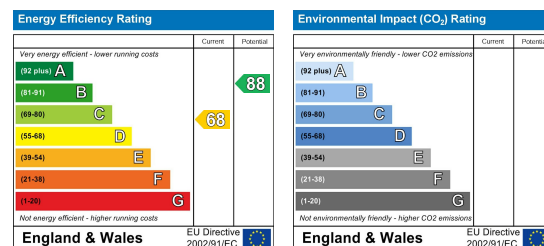
Dads Lane
For illustrative purposes only, NOT to scale.



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.