



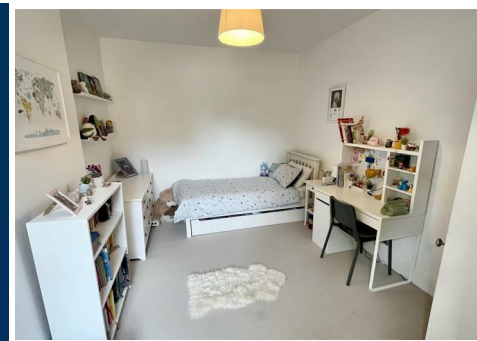
35 Hill Crest Road

Moseley, Birmingham, B13 8EX

Offers Over £400,000



Lovely three bedroom, traditional end-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 and central heating and offers the following accommodation; shallow fore garden, hallway, through lounge, ground floor WC, re-fitted kitchen/dining room and access to a landscaped rear garden with the benefit of a garden room. 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 shallow fore garden and canopy area with a wooden front entry door with an original style window opening into:

Hallway

With rear wooden flooring, two ceiling light points, decorative archway, stairs giving rise to the first floor accommodation, door opening into under stairs storage cupboard providing useful storage and further doors opening:

Through Lounge

30'0" whole measurement 9'9" x 12'3" first part 14 (9.15 whole measurement 2.99 x 3.74 first part 4.54)

With continued rear wood flooring, double glazed bay window to the front aspect, central heating radiator, coving to ceiling, decorative ceiling rose with ceiling light point and fireplace with marble hearth wooden surround and mantle piece. Second part of the flooring with continued wooden flooring, decorative ceiling rose with ceiling light point, original fireplace with tiled surround, tiled hearth and mantle piece, central heating radiator and double glazed patio doors giving access to the rear garden.

Ground Floor WC

2'11" x 2'3" (0.89 x 0.70)

With low flush WC, tiled flooring, wall mounted sink with mixer tap over, ceiling extractor fan, double glazed window to the side aspect and ceiling light point.

Kitchen/Diner

21'1" x 8'3" (6.44 x 2.54)

With 'Karndean' flooring wall and base units with Quartz effect work surfaces, one and a half bowl sink and drainer with mixer tap over, double glazed window overlooking the rear garden, door opening into wall mounted 'Gloworm' boiler, space for fridge freezer, built-in 'Bosch' cooker, microwave and gas hob with extractor over and built-in washer dryer, central heating radiator, ceiling light point, ceiling spotlights, wall mounted extractor fan, double glazed window to the rear aspect and double glaze patio doors leading to the side aspect and rear garden.

First Floor Accommodation

Stairs gives rise to the first floor landing with two ceiling light points, door opening into over stairs storage cupboard and further doors opening into:

Bedroom One

12'9" x 13'10" into bay (3.91 x 4.23 into bay)

With double glazed bay window to the front aspect, further double glazed window to the front aspect, ceiling light point, built-in wardrobes to chimney breast recess and central heating radiator.

Bedroom Two

14'11" x 10'2" (4.56 x 3.11)

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

Bedroom Three

8'4" x 10'11" (2.56 x 3.35)

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

Bathroom

2'11" x 10'11" (0.89 x 3.33)

With 'Karndean' flooring, three piece bathroom suite comprising low flush WC, sink on pedestal with mixer tap over, panel bath with mixer tap over and shower over, central heating radiator, double glazed opaque window to the side aspect and ceiling light point.

Rear Garden

With a decked area, wooden fencing surround leading to lawn turfed area and a covered seating area.

Garden Room

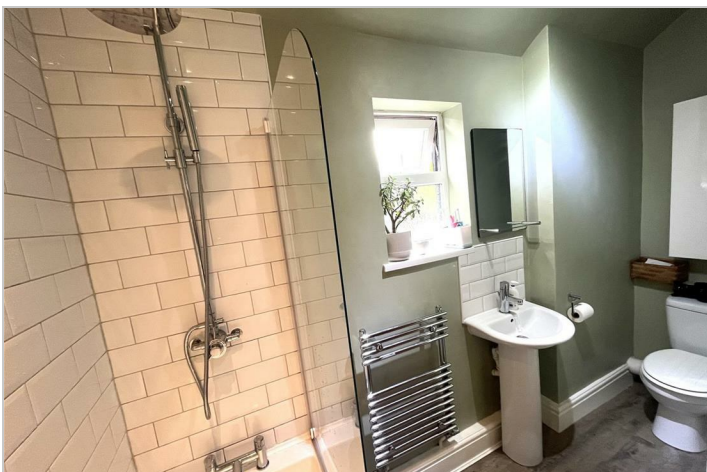
13'0" x 9'10" (3.97 x 3)

With double glazed patio doors opening into sun room with double glazed windows to the front aspect,

wooden laminate effect flooring, ceiling spotlights, coving to ceiling and wall mounted electric heater and broadband connection.

Council Tax Band

According to the Direct Gov website the Council Tax Band for 35 Hill Crest Road Moseley, Birmingham, B13 8EX is band C and the annual Council Tax amount is approximately £1,852.23 subject to confirmation from your legal representative.





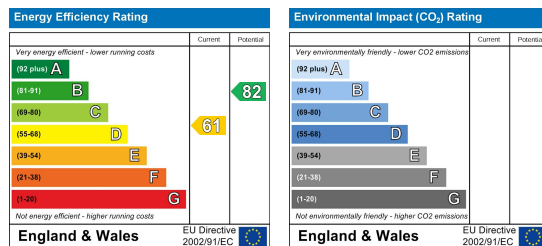
Floor Plan



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.