



20 Oak Leaf Drive

Moseley, Birmingham, B13 9FE

Offers Over £475,000



This modern detached two storey family home is a hidden gem, tucked away in a much sought after quiet cul-de-sac in the desirable neighbourhood of Moseley. It is within easy walking distance of Moseley Village and Kings Health High Street, close to all amenities including renowned restaurants, bars and independent shops and has regular transport links to Birmingham City Centre and the surrounding areas. The upcoming Moseley train station is a short walk away which will make travel to work and school both economically and environmentally friendly not to mention practical. Moseley Park and Pool, Cannon Hill park, Highbury park, Kings Heath park, Edgbaston cricket ground, MAC Theatre, QE Hospital and the University of Birmingham are all in close proximity. This wonderful home has been tastefully modernised, has central heating and double glazing. The accommodation on offer comprises; a double car driveway providing off road parking, a double garage, two living rooms, kitchen diner, utility room, downstairs toilet and well maintained garden. To the first floor there are four bedrooms with the main benefiting from an en-suite shower room and there is also a family bathroom. Energy Efficiency Rating D. To arrange your viewing of this fantastic home please call our Moseley sales team.



Approach

The property is approached via a well maintained front fore garden with driveway providing off road parking for two vehicles to the side, access to a double garage and pathway leading a front entry door opening into:

Hallway

With ceiling light point, central heating radiator, stairs giving rise to the first floor landing, under stairs storage, and door opening into:

Reception Room One

21'5" x 10'7" (6.55 x 3.25)

With two ceiling light points, central heating radiator, dual aspect with double glazed wooden framed window to the front aspect, double glazed wooden framed window and door giving access to the rear garden and a decorative fireplace with wooden mantle and marble surround.

Reception Room Two

12'6" x 9'7" (3.82 x 2.93)

With ceiling light point, central heating radiator, electric fireplace with wooden surround and wooden framed double glazed window to the front aspect.

Ground Floor WC

With a high flush WC, wall mounted sink with hot and cold tap, ceiling light point and central heating radiator.

Kitchen

12'7" x 9'6" (3.84 x 2.92)

With tiled flooring. ceiling light point, tiling to splash backs, wall and base units with work surface over, gas hob and built in cooker with extractor over, space

for dishwasher, sink and drainer with mixer tap over, double glazed wooden framed window to the rear aspect and walkway into:

Utility Area

3'3",269'0" x 6'3" (1.82 x 1.91)

With continued tiling to flooring, space for under counter freezer and washing machine, wall mounted Worcester boiler, sink and drainer with hot and cold taps,

Rear Garden

With side access to the front of the property and rear access to the garage (not inspected).

First Floor Accommodation

From the hallway stairs gives rise to the first floor landing with cupboard housing the water tank and doors opening into:

Bedroom One

7'7"w x 12'6" (2.33w x 3.82)

With ceiling light point, central heating radiator, window with secondary glazing overlooking the front aspect and door opening into:

En-Suite

6'6" x 6'1" (1.99 x 1.87)

With a bath with shower over, wall mounted sink with hot and cold taps and storage under, single glazed opaque window to the front aspect, high flush WC and ceiling light point.

Bedroom Two

9'8" x 12'6" (2.96 x 3.82)

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

Bedroom Three

9'8" x 9'8" (2.96 x 2.95)

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

Bedroom Four

9'10" x 7'7" x 8'7" (3.02 x 2.32 x 2.63)

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

Bathroom

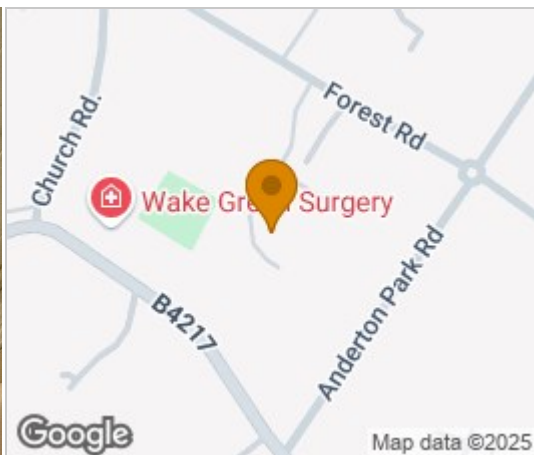
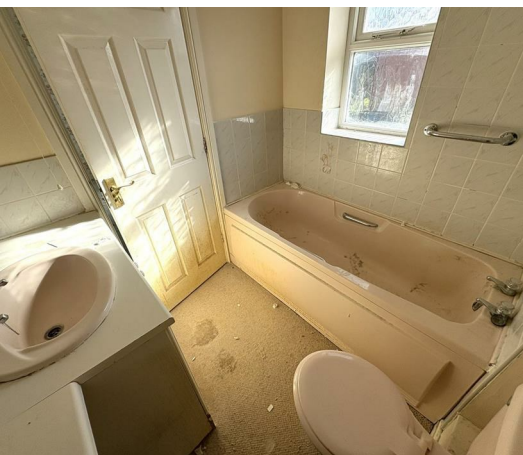
7'1" x 5'6" (2.16 x 1.69)

With high flush WC, bath with shower over, sink with hot and cold taps with underneath storage, central heating radiator, loft access point (not inspected),

Double garage

Not inspected





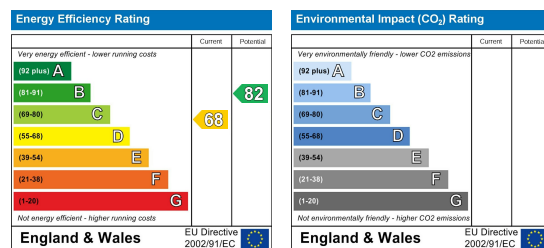
Floor Plan



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.