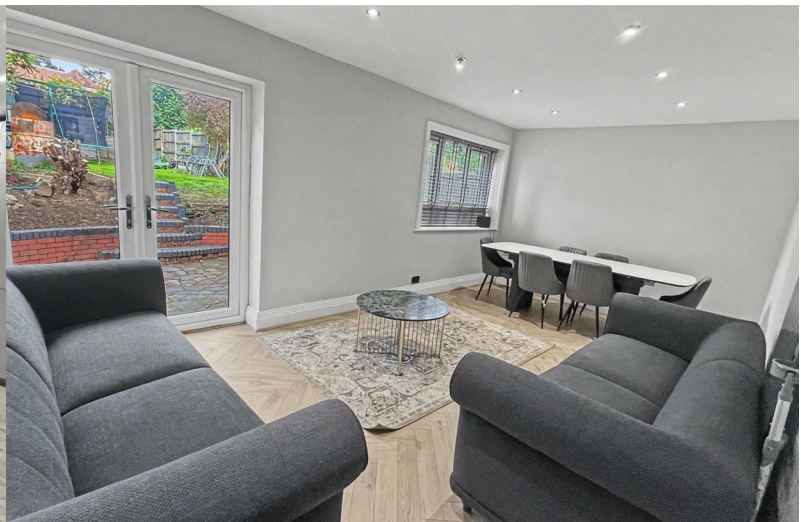




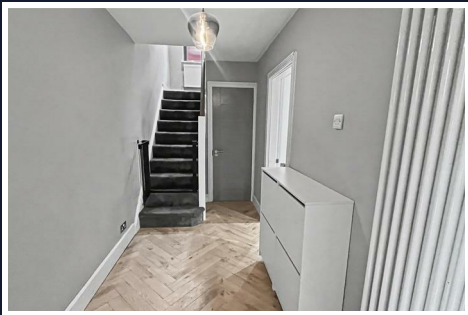
41 Prospect Road

Moseley, Birmingham, B13 9TD

Offers Over £650,000



Lovely five bedroom detached family home, recently modernised throughout, located in this quiet location on Prospect Road in Moseley. Being excellently positioned on this highly desirable road with access to both Moseley Village and Kings Heath High street, the location also boasts good transport routes, with the new Kings Heath and Moseley train station as well as popular cafes, restaurants, community hubs, schools and beautiful parks and green spaces! The property offers excellent access to all the nearby points of interest including Cannon Hill park, Edgbaston cricket ground, MAC Theatre, Birmingham University and QE Hospital. This lovely home has central heating, extended dormer bedrooms, recently renovated kitchen diner, the accommodation comprises of; front driveway, side access entry, hallway, downstairs WC, reception room, access to a well maintained rear garden. To the first floor there are three bedrooms and a family bathroom. To the third floor, there are two further bedrooms with one en-suit. Energy Efficiency Rating TBC. To arrange your viewing to fully appreciate this lovely family home please call our Moseley office.



Approach

The property is approached via a paved driveway with side access leading to composite front entrance door opening into:

Hallway

With laminate herringbone flooring, central heating radiator, ceiling light point, stairs giving rise to the first floor accommodation and doors opening into:

Ground Floor WC

5'9" x 4'11" (1.765 x 1.523)

With laminate to flooring, wall mounted wash hand basin on vanity unit with hot and cold mixer tap, low flush WC, wall mounted extractor fan, ceiling light point and wall mounted Worcester combination boiler.

Kitchen/Diner

16'2" x 19'6" (4.932 x 5.958)

With continued herringbone flooring, two double glazed windows to the front aspect, two central heating radiators, ceiling spotlights, a selection of wall and base units with work surfaces, one and a half bowl sink and drainer with mixer tap over, Smeg cooker, Limona gas hob with extractor over, fridge freezer and built-in washing machine and dishwasher.

Living Room

10'6" x 18'7" (3.214 x 5.665)

With two double glazed windows to the rear aspect, ceiling spotlights, continued herringbone flooring and door giving access to the rear garden.

Rear Garden

With a patio area with steps leading to turfed area

with decorative trees and shrubs to borders with fencing surround and a rear shed.

First Floor Accommodation

From hallway stairs gives rise to the first floor landing with central heating radiator, opaque double glazed window to the side aspect, ceiling spotlights, stairs rising to the top floor and doors opening into:

Bedroom

7'11" x 10'3" (2.423 x 3.145)

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

Bedroom

10'3" x 10'0" (3.127 x 3.069)

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

Bathroom

11'2" x 5'6" (3.426 x 1.678)

With tiled flooring, ceiling light point, wall mounted extractor fan, bath with mixer tap and shower over, wash hand basin on vanity unit with mixer tap over, low flush WC, walk-in shower cubicle with mains shower over, central heating radiator and double glazed opaque window to the side aspect.

Bedroom

min 12'5" x max 18'5" x max 10'6" x min 5'0" (min 3.789 x max 5.614 x max 3.211 x min 1.531)

With central heating radiator, ceiling spotlights and two double glazed windows to the rear aspect.

Top Floor Accommodation

From the first floor stairs gives rise to the top floor split level landing with double glazed window to the side aspect, ceiling spotlights and doors opening into:

Bedroom

14'6" x 11'10" (4.433 x 3.610)

With ceiling spotlights, double glazed window to the rear aspect to Juliette balcony, two further double glazed windows, central heating radiator and door opening into:

En-Suite

7'7" x 3'5" (2.328 x 1.055)

With tiled flooring and walls, ceiling spotlights, ceiling extractor fan, low flush WC, wash hand basin on vanity unit with mixer tap, walk-in shower cubicle with shower over. and double glazed opaque window to the rear aspect.

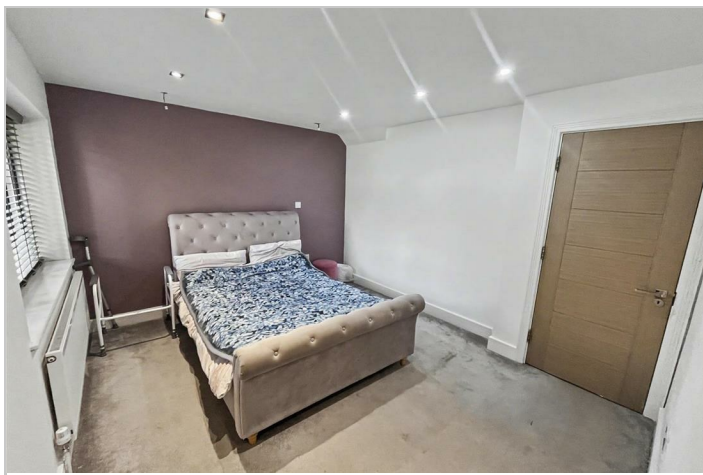
Bedroom

8'6" x 16'8" (2.616 x 5.083)

With ceiling spotlight points, eaves storage space, two Velux windows to the front aspect, double glazed windows to the side aspect and central heating radiator.

Council Tax

According to the Direct Gov website the Council Tax Band for 41 Prospect Road, Moseley, Birmingham, B13 9TD is band D and the annual Council Tax amount is approximately £2,353.17 subject to confirmation from your legal representative.





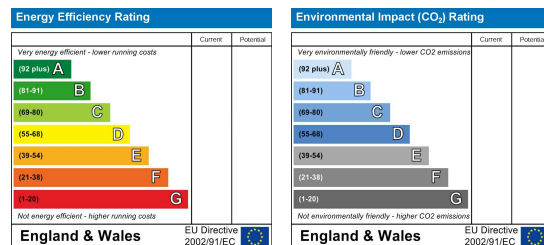
Floor Plan



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



SALES PARTICULARS – GENERAL INFORMATION

These particulars do not form part of any offer or contract and are provided for guidance only. They have been prepared in good faith; however, no guarantee or warranty is given as to their accuracy and they may be subject to errors, omissions or changes. All measurements are approximate and for illustrative purposes only.

The property is sold subject to any rights of way, public footpaths, easements, wayleaves, covenants, restrictions, and any other matters that may affect the legal title. The Agent has not tested or verified the condition, availability or operation of any services, systems or appliances, nor has the Agent verified the structural condition of the property, ownership, tenure, planning permissions, building regulations compliance or alterations.

Photographs, floorplans and virtual tours are provided for guidance only and may not represent the current condition or layout of the property. Fixtures, fittings and contents are subject to agreement and confirmation by the vendor's solicitor. Council Tax banding and EPC information are supplied for guidance only and should be independently verified.

All prospective purchasers are strongly advised to obtain independent professional advice and to satisfy themselves as to the accuracy and completeness of all information prior to making any offer to purchase.

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.

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