



16 Dads Lane

Moseley, Birmingham, B13 8PQ

Offers Over £260,000



We are delighted to offer to the market this lovely three-bedroom, mid-terrace home on Dads Lane close to Moseley Village and Stirchley located within easy reach of all of its associated amenities including coffee shops, cafes, bars, restaurants, shopping facilities and good links to Kings Heath High Street and local parks with transport links into the City Centre. The property boasts of central heating and double glazing and the accommodation briefly consists of; front driveway, front reception room, rear reception room, kitchen and downstairs bathroom with access from the rear reception room to a well-maintained mature rear garden. To the first floor there are three bedrooms with the rear bedroom coming off bedroom two. The property also benefits from no upward chain. Energy Efficiency Rating D. To arrange your viewing to fully appreciate this beautiful terrace home on offer please contact our Moseley office.



Approach

The property is approached via a driveway providing off street parking leading to a glazed front entry door opening into:

Porch

With a further door opening into:

Reception Room One

11'1" x 12'11" into bay (3.39 x 3.96 into bay)

With double glazed bay window to the front aspect, ceiling light point, central heating radiator, storage cupboard housing gas meters, wood flooring and door opening into:

Reception Room Two

11'1" x 12'2" (3.38 x 3.71)

With door opening into under stairs storage cupboard, continued wood flooring, ceiling light point, central heating radiator, glazed French door giving access to the rear garden, gas stove with exposed mantle piece and tiled hearth, door opening to stairs to first floor and glazed interior door opening into:

Kitchen

5'10" x 9'4" (1.79 x 2.87)

With tiled flooring, central heating radiator, double glazed window to the side aspect, a selection of wall and base units with work surfaces incorporating

stainless steel sink and drainer with mixer tap over, integrated oven, integrated four ring burner gas hob with extractor over, tiling to splash backs, integrated washer dryer, integrated dishwasher, ceiling light point and door opening into:

Bathroom

With tiled flooring, tiling to walls, ceiling light point, low flush WC, sink on pedestal with hot and cold taps, bath with electric shower over, cupboard housing boiler, central heating radiator and double glazed window to the side aspect.

First Floor Accommodation

From reception room two, stairs give rise to the first floor landing, ceiling light point and doors opening into:

Bedroom One

11'1" x 11'5" (3.38 x 3.49)

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

Bedroom Two

11'1" to chimney breast x 12'2" (3.39 to chimney breast x 3.71)

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

Bedroom Three

5'10" x 8'7" x 9'4" (1.79 x 2.63 x 2.86)

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

Rear Garden

From reception room two glazed French doors gives access out to a patio area, side access point and a low maintenance rear garden.

Council Tax Band

According to the Direct Gov website the Council Tax Band for 16 Dads Lane Moseley, Birmingham, B13 8PQ is band B and the annual Council Tax amount is approximately £1,620.70 subject to confirmation from your legal representative.



