



## 215 Moor Green Lane Moseley

**Viewing is Essential to Appreciate the Accommodation offered by this Well Maintained Substantial Detached Family Home Situated in an Envidable Location in a Most Sought After Road with Views Over Highbury Park to the Front**  
**Double Glazing and a Gas Central Heating System**  
**Two Large Reception Rooms, Breakfast Kitchen, Utility and Ground Floor W.C.**  
**Four Double Bedrooms, Family Bathroom and Shower Room**  
**Two Garages, Generous Off Road Parking and Delightful Extensive Rear Garden**  
**The Property Offers No Upward Chain, EER – “F”**

**£550,000**

**Viewing Hall Green Office 0121- 683 6363**

# 215 Moor Green Lane, Moseley, B13 8NT

The property is set back from the road behind a large foregarden with views over Highbury Park, planted area and driveway providing generous off road parking.

## Accommodation on the Ground Floor

**Enclosed Porch** having a part glazed door and further part glazed door leading to:-

**Reception Hall** having stairs to the first floor, central heating radiator, oak flooring, door to under stairs storage and doors off to:-

**Reception Room One (dual aspect) 31'6" max into bays x 16'1" max** having double glazed bay windows to the front and rear, double glazed windows to the side, stone fireplace and shelving unit, three central heating radiators and door to:-

**Reception Room Two (rear) 22' max x 11'7" max** having two double glazed bow windows to the rear, further double glazed window to the side, two skylights, door to the rear garden, door to utility room and sliding doors to:-

**Breakfast Kitchen (middle) 17'2" x 10'** being fitted with a full range of floor and wall units with complementary work surface over, stainless steel sink and drainer with mixer tap over, built-in hob with extractor hood over, built-in double oven, integrated larder fridge, space for further white goods, tiling to splash backs, central heating radiator, window to reception room two, door back to reception hall and door to:-

**Utility Room (rear) 21'9" max x 8'9" max** having a double glazed window to the rear, door to the rear garden, floor units with work surface over, stainless steel sink and drainer with mixer tap over, space and plumbing for white goods, door to rear reception room, door to boiler room housing central heating boiler and doors off to:-

**Ground Floor Cloakroom** being fitted with a close coupled w.c. and wall mounted wash hand basin.

**Side Garage 16'5" x 9'7"** having an up and over door to the front, power and light and door to:-

**Integral Garage 16'3" x 8'** having an up and over door to the front, power and light.

## First Floor

**Landing** having two double glazed windows to the front, central heating radiator and doors off to:-

**Bedroom One (rear) 15'4" max into bay x 16'3" max** having a double glazed bay window to the rear, two double glazed windows to the side, central heating radiator and fitted wardrobes.

**Bedroom Two (front) 16'3" max into bay x 12'2"** having a double glazed bay window to the front, two double glazed windows to the side, central heating radiator, built-in wardrobes and vanity unit with wash hand basin.

**Bedroom Three (rear) 12'1" max x 8'11"** having a double glazed window to the rear and central heating radiator.

**Bedroom Four (rear) 13' max x 8'** having a double glazed window to the rear and central heating radiator.



**Shower Room (front)** being fitted with a suite comprising:- shower cubicle with shower mixer, pedestal wash hand basin and close coupled w.c, tiling to wall, high level heater and double glazed window to the front.

**Family Bathroom (front)** being fitted with a suite comprising:- corner bath, separate shower cubicle with shower mixer, vanity unit with wash hand basin and close coupled w.c., central heating radiator, high level heater, extractor fan, tiling to walls and a double glazed window to the front.

## Outside

**Rear Garden** being a delightful extensive quite private mature rear garden mainly set to lawn with paved patio area and well stocked borders.

**Tenure** - we are informed that the tenure of the property is Freehold. However, any interested parties are strongly recommended to have this information verified by their Solicitor or Surveyor at the earliest opportunity. Please consult us for further details.

## GENERAL INFORMATION

**Fixtures & Fittings** - Only those items mentioned in the particulars are included in the sale. However, other items may be available by separate negotiation.

**Viewing** - Strictly by prior appointment through Shakespeares Estate Agents, Hall Green Office:- Telephone:- 0121 683 6363.

**Internet** - All our properties can be seen on [e-shakespeares.co.uk](http://e-shakespeares.co.uk) and [onthemarket.com](http://onthemarket.com)

**Free Sales Valuation** - If you have a property to sell, Shakespeares Estate Agents would be pleased to provide, without obligation, a free sales valuation at your convenience.

**Independent Mortgage Advice** - Shakespeares Estate Agents are proud to introduce Eamonn Reilly of EFR Limited who is a qualified professional independent mortgage advisor. He can provide you with up to the minute information on the available rates. To arrange an appointment please contact Shakespeares Estate Agents on 0121 683 6363. Your Home is at risk if you do not keep up repayment on a mortgage or other loans secured on it.

**Conveyancing** - Shakespeares work very closely with local Solicitors and can introduce long established, reputable firms to you, who can provide a no-obligation conveyancing quotation. Upon completion of any transaction Shakespeares will receive an introductory fee, which will be paid out of the Solicitors own resources. This arrangement is regulated by the Solicitors Regulation Authority and The Solicitors Code of Conduct 2007

## Money Laundering Regulations

Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We have in place procedures and controls which are designed to forestall and prevent Money laundering. If we suspect that a supplier, customer/client or employee is committing a Money laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal responsibilities disclose the suspicion to the Serious Organised Crime Agency.

## Description

Measurements are approximate and some may be maximum on irregular walls. Some images may have been taken with a wide angle lens and occasionally a zoom lens. The plan shows the approximate layout of the rooms to show the inter relationship of one room to another but is not to scale.

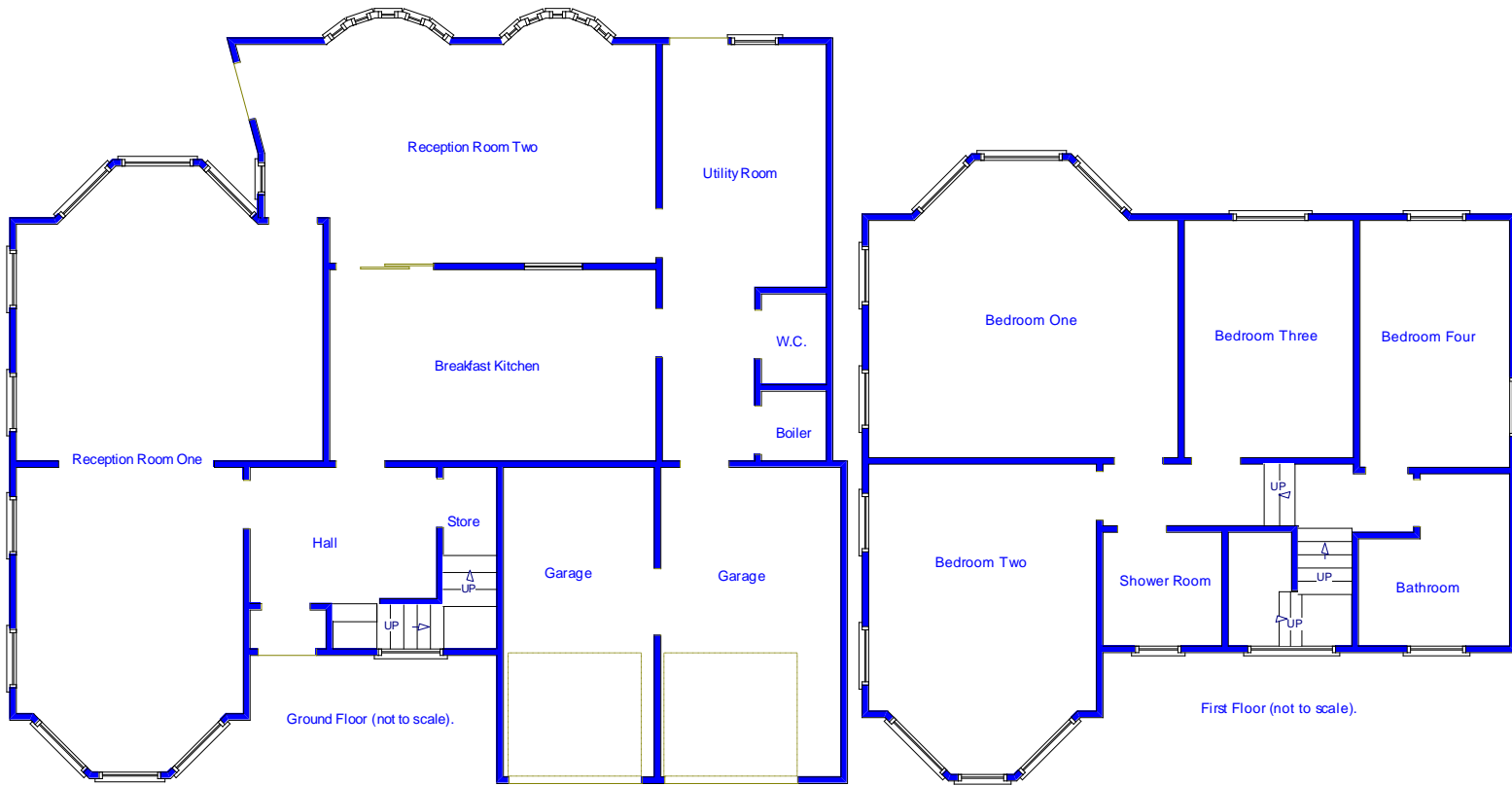
## Agents Note

These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Shakespeares nor any of its employees has any authority to make or give any representation or warranty whatever in relation to this property.

Shakespeares have not tested any apparatus, equipment, fixtures, fittings or services and does not verify that they are connected or in working order, fit for their purpose or within the ownership of the seller. A buyer is advised to have the condition of the property and the measurements checked by a surveyor before committing themselves to any expense. Nothing concerning the type of construction or the condition of the structure is to be implied from the photographs of the property. Shakespeares have not checked the legal documentation to verify the status or tenure of the property and the buyer must not assume that the information contained in these sales particulars correct until it has been verified by their own solicitor, surveyor or professional adviser. These sales particulars may change in the course of time and any interested party is advised to make a final inspection of the property prior to exchange of contracts.



# 215 Moor Green Lane, Moseley, B13 8NT



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		47
(21-38) <b>F</b>	33	
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	