

**Greenhill Road Moseley Birmingham B13 9SU**



AN ATTRACTIVE EXTENDED TRADITIONAL SEMI DETACHED FAMILY HOUSE set within this well regarded location and offering well proportioned four bedroom character accommodation with off road parking and enjoying a large mature garden to the rear. EP Rating D

## THE ACCOMMODATION MORE PARTICULARLY COMPRISES:

Set back from the road behind a wide paved driveway providing off road parking for two and three cars or flanked by mature side borders with a wealth of established shrubs and flowering plants. Access is given in turn to the gated side entry and enclosed entrance porch.

### ENCLOSED ENTRANCE PORCH

With half glazed leaded panelled door flanked by matching side windows and top lights, quarry tiled floor and panelled inner door with glazed inset and flanked by a leaded side window giving access to the reception hall.

### ATTRACTIVE RECEPTION HALL

With gas central heating radiator, Oak floor, plate rails and ceiling beams, stairs giving access to the first floor with Arts and Crafts balustrade, door to under stairs storage cupboard, burglar alarm, heating controls and stripped panelled doors to the following accommodation:

### DINING ROOM 15'7 into the bay x 12'10 (4.75m into the bay x 3.91m)

With gas central heating radiator, Oak floor, walk-in leaded bay window to the front, ceiling coving and feature wooden fireplace and mantel with marble inset and hearth.

### SITTING ROOM 17'3 into the bay x 11'9 (5.26m into the bay x 3.58m)

With walk-in bay window to the rear with door giving access to the garden, gas central heating radiator, ceiling coving and centre ceiling rose and Art Deco marble fireplace, mantel and hearth.

### SPACIOUS DINING KITCHEN 20'8 x 10'3 with 9'1 min (6.3m x 3.12m with 2.77m min)

With stainless steel single drainer sink unit with base unit below, range of matching base and drawer units with work surfaces over, matching wall units, stainless steel oven with five ring gas hob over and extractor fan above set into a stainless steel canopy, tiled splash backs, divider unit with integrated fridge, space for dishwasher, part glazed door and window to the utility and access to a spacious dining area with gas central heating radiator, half glazed door flanked by side windows and top light giving access to the rear garden and door to walk-in pantry.

### WALK-IN PANTRY

With a wide range of storage shelving, quarry tiled floor and window to the rear.

### UTILITY 11'8 x 8'4 (3.56m x 2.54m)

With double Belfast sink, spaces for washing machine and tumble dryer with work surface over, base and drawer units with work surface over, space for fridge/freezer, wall mounted electric heater, large double glazed Velux skylight, window to the side, half glazed panelled door to the side entry and doors to the study and w.c.

### DOWNSTAIRS W.C.

With white low level w.c., wall mounted wash hand basin with tiled splash back and storage shelving.

### STUDY 12'9 x 8'3 (3.89m x 2.51m)

With leaded UPVC double glazed window to the front, ceiling coving and ceiling spotlights.

## ON THE FIRST FLOOR

### LANDING

With picture rails, access to loft space and stripped panelled doors to the following accommodation:

### BEDROOM ONE 15'9 into the bay x 12'9 (4.8m into the bay x 3.89m)

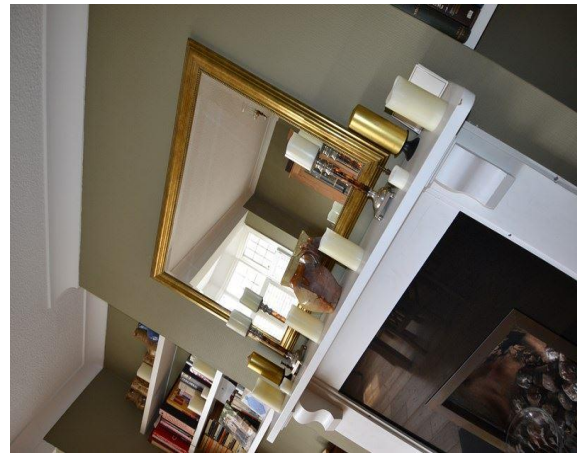
With leaded bay window to the front with fitted window seat, gas central heating radiator, laminated floor and door to the dressing room.

### DRESSING ROOM 8'4 x 7' (2.54m x 2.13m)

With leaded wooden framed double glazed window to the front, wide range of fitted storage shelving and hanging rails and saloon doors to the en-suite bathroom.

### EN-SUITE BATHROOM

With white suite comprising shaped panelled bath with gilt mixer tap and telephone shower attachment and glass shower screen, pedestal wash hand basin, low level w.c., tiled splash backs, vanity mirror with wall lights over, gilt heated towel rail, extractor fan, gas central heating radiator and wooden framed double glazed window to the rear.



**BEDROOM TWO 13'9 x 11'9 (4.19m x 3.58m)**

With stripped wooden floor, gas central heating radiator, window to the rear, fitted book shelving and door to storage cupboard/wardrobe.

**BEDROOM THREE 10'1 x 9'10 (3.07m x 3m)**

With gas central heating radiator and window to the rear.

**BEDROOM FOUR 11'8 x 8'1 (3.56m x 2.46m)**

With stripped wooden floor, gas central heating radiator and leaded UPVC double glazed window to the front.

**MODERN BATHROOM**

With white suite comprising shaped panelled bath with chrome shower over and curved glass shower screen, wash hand basin with cosmetic cabinet and storage shelving below, low level w.c. with concealed cistern, vanity mirror and spotlight, tiling to all walls, chrome heated towel rail and UPVC double glazed window to the side.

**OUTSIDE****DELIGHTFUL MATURE REAR GARDEN**

With paved patio area flanked by a raised gravel planting bed with a wealth of established shrubs and leading to a large lawned garden flanked by mature side borders with a wealth of established shrubs, flowering plants and mature trees. There is a timber framed arbour leading to a second lawn and vegetable plot. Access is given in turn to the gated side entry and garden store.

**TENURE**

We understand the property is Freehold.

**FIXTURES AND FITTINGS**

All items mentioned in these sales particulars are included in the sale. All other items are excluded.

**THE CONSUMER PROTECTION REGULATIONS**

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are connected, in working order or fit for the purpose. The Agent has not checked legal documents to verify the Freehold/Leasehold status of the property. The buyer is advised to obtain verification from their Solicitor or Surveyor.

**FLOOR PLANS**

Where shown, the plan is for illustration purposes only and is not to scale. The floor area shown is taken from the EPC calculations and is therefore approximate and will include only habitable areas.

**PROPERTY INFORMATION QUESTIONNAIRE**

A copy of a Property Information Questionnaire is available about this property at our office. This has been completed by the seller to provide comprehensive information about the property which will be of relevance to any intending purchaser.

**FREE VALUATION FOR SALE**

If you are thinking of selling, we would be pleased to carry out a free valuation and market appraisal of your property entirely without obligation. Please contact us to make the appropriate appointment.

**SURVEY DEPARTMENT**

If this property should not meet your requirements and you decide to purchase a property not marketed by ourselves, we would be delighted to offer our services to carry out an independent survey on the property you intend to purchase. We provide RICS Home Buyers' Survey and Valuation Reports, to ensure your dream home will not turn into a nightmare. Please contact our Survey Department on 0121 477 6768.

**LETTINGS**

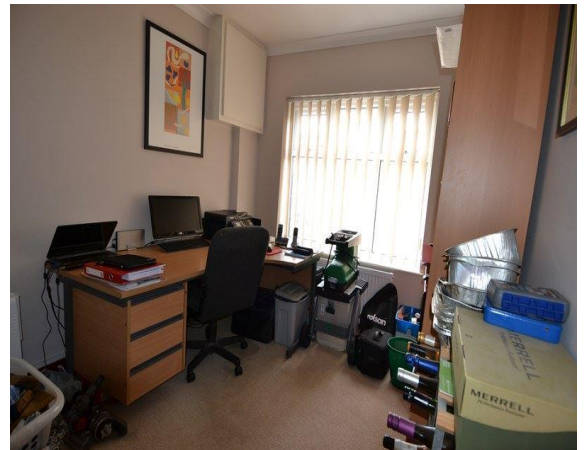
If you would like to rent your property out, or alternatively rent a property from us, contact our Lettings Department on 0121 445 7410.

**MORTGAGE AND FINANCIAL SERVICES**

We will be very pleased to ask our Mortgage Consultant to discuss your mortgage requirements. Simple, impartial, personal service in a complex world – they have all lenders and life companies at their fingertips.

Loans are subject to status and survey. Minimum age is 18.

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A




MORTGAGE OR OTHER LOAN SECURED ON IT.

Written quotations are available on request. A mortgage indemnity policy may be required.



# Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		79
(55-68) <b>D</b>	58	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



67 GREENHILL ROAD B13 9SU  
 TOTAL APPROX. FLOOR AREA 1796 SQ.FT. (167.0 SQ.M.)  
 Whilst every effort has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as a guide only by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given for their operability or efficiency over the year.  
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