



smarthomes



- A Substantial & Sympathetically Updated Detached Family Home
- Six Good Size Bedrooms
- Four Modern Bath/Shower Rooms
- Three Large Reception Rooms

Green Road, Moseley, Birmingham, B13 9XA

Offers in Region of £900,000

A substantial and sympathetically updated detached family home situated in a most sought after location. Offering accommodation comprising a welcoming entrance hallway, three large reception rooms, luxury re-fitted breakfast kitchen, utility/second kitchen, modern ground floor shower room, six good size bedrooms, modern en-suite bathroom, modern family bathroom and shower room, rear garden, side garage and ample driveway parking behind electronic gates. Council tax band - F. Council Tax Band - D.



Property Description

The property is set back from the road behind secure electronic gates leading to a block paved driveway providing off road parking with planted borders, feature fountain and a double doors leading into

Porch

With leaded windows to front and side elevations and a further feature wooden door with stained glass windows to sides leading into

Welcoming Entrance Hallway

16' 5" x 10' (5m x 3.05m) With wooden flooring, feature wooden panelling, wall and ceiling light points, two feature wall mounted radiators, Oak staircase leading to the first floor accommodation and original door leading off to



Reception Room One to Front

14' x 12' 6" (4.27m x 3.81m) With a feature leaded window to front elevation and further stained glass leaded window to side, Oak parquet flooring, wall mounted radiator, ceiling light point, marble fireplace with inset electric fire and glazed bi-fold doors leading to



Reception Room Two to Rear

19' x 15' 5" (5.79m x 4.7m) With a feature leaded bay window with French doors leading to the rear garden, two wall mounted radiators, wall and ceiling light points and an inglenook fireplace with marble surround, living flame gas fire and feature leaded stained glass windows



Reception Room Three to Rear

20' x 14' 6" max (6.1m x 4.42m max) With UPVC double glazed windows to side and rear, UPVC double glazed French doors leading to the rear garden, feature vertical wall mounted radiator, wall and ceiling light points and door to



Luxury Re-Fitted Breakfast Kitchen to Rear

17' 10" x 11' 10" (5.44m x 3.61m) Being re-fitted with a range of wall, base and drawer units with a marble work surface over incorporating an inset Franke 1 1/2 bowl sink and drainer unit with mixer tap over, further incorporating a Siemens 5 ring gas hob with feature extractor over. Central island incorporating breakfast bar, eye level Siemens oven and integrated Siemens microwave, integrated dishwasher and housing for American style fridge/freezer. Tiling to splash back

areas and floor with electric under floor heating, feature wall mounted vertical radiator, ceiling spot lights, Velux roof window, a UPVC double glazed window to the rear aspect and door to

Utility/Second Kitchen to Side

8' 10" x 5' 2" (2.69m x 1.57m) With a fitted base unit incorporating a sink and drainer unit with mixer tap over, space for Range style gas cooker with extractor hood over, space and plumbing for washing machine with fitted work surface over, tiling to full height, under stairs storage cupboard, ceiling light point, a UPVC double glazed door and window to the side aspect and door to garage

Modern Ground Floor Shower Room

8' x 6' 6" (2.44m x 1.98m) Being fitted with a modern suite comprising of a large walk in shower with overhead drencher shower and floor drain, vanity wash hand basin and a low flush W.C. Feature chrome radiator, tiling to full height and floor, ceiling spot lights, an obscure leaded window to the front elevation and courtesy door to garage

First Floor Landing

With Oak staircase rising to second floor, feature leaded stained glass window to side, wall mounted radiator, ceiling light points and original door to

Bedroom One to Front

12' x 10' 11" (3.66m x 3.33m) With a leaded bow style window to front elevation, radiator, ceiling light point, triple fitted wardrobes with sliding doors and spotlights over and access to

Modern En-Suite Bathroom

Being fitted with a modern white suite comprising of a feature enclosed bathtub with shower and steam jets, a feature glass vanity wash hand basin and a low flush W.C. Illuminated mirror, chrome heated towel rail, tiling to full height and floor, ceiling spot lights and leaded window to front

Bedroom Two to Front

14' x 12' 6" (4.27m x 3.81m) With leaded window to front elevation, radiator, ceiling light point and a full range of fitted furniture including wardrobes, over bed storage, shelving and beside cabinets

Bedroom Three to Rear

15' 7" x 12' 6" (4.75m x 3.81m) With leaded window to rear elevation, fitted wardrobes, radiator and ceiling light point

Bedroom Four to Rear

11' 6" x 8' 10" (3.51m x 2.69m) With leaded window to rear elevation, radiator and ceiling light points

Re-Fitted Family Bathroom

11' 4" x 7' 9" (3.45m x 2.36m) Being re-fitted with a modern white suite comprising of a corner jacuzzi bath with shower attachment, pedestal wash hand basin and a low flush W.C. Illuminated mirror, feature chrome heated towel rail, tiling to full height and floor, LED ceiling spot lights and two feature obscure stained glass leaded windows to the side and rear elevations

Second Floor Landing

With double doors to eaves storage, ceiling light point and door to

Dual Aspect Bedroom Five

17' 8" x 10' max (5.38m x 3.05m max) With a UPVC double glazed dormer window to rear, double glazed Velux roof window to side, eaves storage cupboards, radiator and ceiling light point

Bedroom Six to Rear

12' 10" x 9' 11" (3.91m x 3.02m) With a UPVC double glazed dormer window to rear, eaves storage cupboards, radiator and ceiling light point

Modern Shower Room

Being fitted with a modern white suite comprising of corner shower enclosure with electric shower, pedestal wash hand basin and a low flush W.C. Feature chrome radiator, tiling to full height and floor, ceiling light point and a double glazed Velux roof window to front

Rear Garden

Being mainly laid to lawn with a block paved patio area, planted borders and panelled fencing to boundaries





Garage

15' x 8' 11" (4.57m x 2.72m) Located at the side of the property with side hung wooden doors to property frontage, wall mounted radiator, cupboard housing a gas central heating boiler, tiling to half height and floor, ceiling light point, UPVC double glazed window to side and courtesy doors to shower room and utility

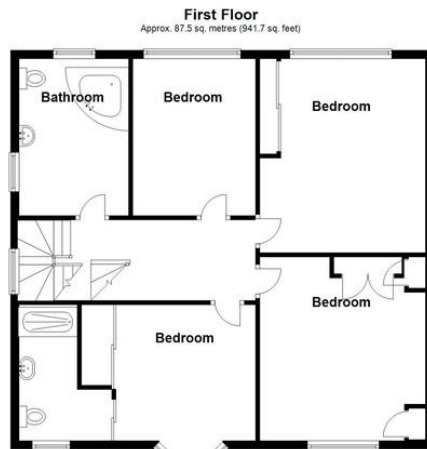
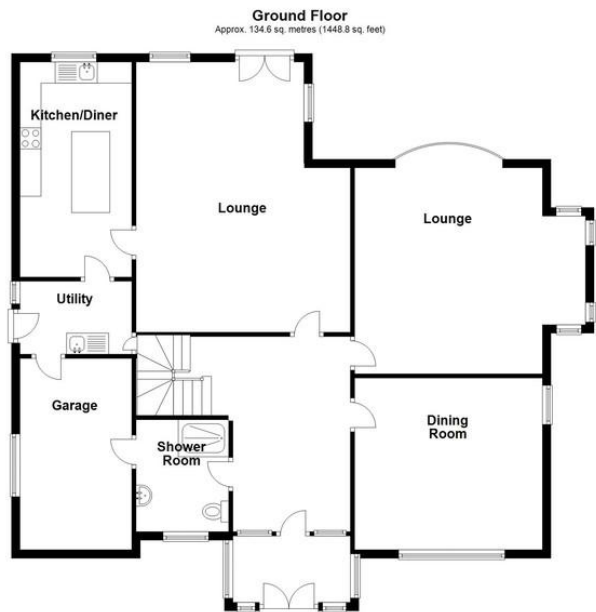
Tenure

We are advised by the vendor that the property is freehold, but are awaiting confirmation from the vendor's solicitor. We would strongly advise all interested parties to obtain verification through their own solicitor or legal representative. EPC supplied by Nigel Hodges. Current council tax band – F



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		78
(55-68)	D	55	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	





Total area: approx. 265.0 sq. metres (2852.4 sq. feet)



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. We believe all information to be correct from the day of marketing however, we advise and recommend that your conveyancer and/or surveyor verifies all information supplied. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.