



smarthomes

Wake Green Road

Moseley, Birmingham, B13 9QE

- A Spacious Detached Family Home
- Five Bedrooms
- Three Reception Rooms
- Re-fitted En-Suite Shower Room

£500,000

EPC Rating - 71

Current Council Tax Band - F





Property Description

The property is set back from the road behind a block paved driveway providing ample off road parking extending to a part glazed front door leading into

Enclosed Porch

With a further door leading to

Entrance Hallway

With ceiling light point, radiator, stairs leading to the first floor accommodation, useful storage cupboard and doors leading off to

Reception Room One to Front

11' 6" max x 11' 6" max (3.51m max x 3.51m max)
With a double glazed bay window to front elevation, wall mounted radiator, wall lighting and door to



Reception Room Two to Rear

18' 1" max x 14' 5" max (5.51m max x 4.39m max)
With two sets of double glazed sliding patio doors leading to rear garden, wall mounted radiator, wall and ceiling light points and a feature fireplace

Reception Room Three to Front

13' 1" max x 7' 3" max (3.99m max x 2.21m max)
With double glazed window to front elevation, radiator, ceiling light point and courtesy door to garage



Breakfast Kitchen to Rear

16' 5" max x 14' 5" max (5m max x 4.39m max)
Being fitted with a range of wall, base and drawer units with a work surface over incorporating a sink and drainer unit with mixer tap over. Space for freestanding Range style cooker with extractor hood over, space and plumbing for dishwasher, breakfast bar, tiling to splash back areas, radiator, ceiling light points, double glazed windows to the side and rear aspects and a part glazed door leading to the rear garden



Guest W.C

With a low flush W.C and ceiling light point

Landing

With ceiling light point and doors leading off to

Bedroom One to Front

14' 5" max x 11' 6" max (4.39m max x 3.51m max)
With double glazed window to front elevation, radiator, ceiling light point, fitted wardrobes and over bed storage and door to



Re-Fitted En-Suite Shower Room to Front

Being re-fitted with a modern white suite comprising of a corner shower enclosure, vanity wash hand basin and a low flush W.C. Tiling to full height, ceiling light point and an obscure double glazed window to the front elevation

Dual Aspect Bedroom Two

24' 3" max x 7' 10" max (7.39m max x 2.39m max)
With double glazed windows to front and rear elevations, two radiators, access to loft space and two ceiling light points



Bedroom Three to Rear

12' 6" max x 8' 6" max (3.81m max x 2.59m max)
With double glazed window to rear elevation, fitted wardrobes, radiator and ceiling light point

Bedroom Four to Front

11' 2" max x 10' 6" max (3.4m max x 3.2m max)
With double glazed window to front elevation, fitted wardrobes, radiator and ceiling light point

Bedroom Five to Rear

9' 2" max x 7' 10" max (2.79m max x 2.39m max)
With double glazed window to rear elevation, radiator and ceiling light point



Family Bathroom to Rear

Being fitted with a white suite comprising of a panelled bath with shower and glass shower screen, vanity wash hand basin and a low flush W.C. Tiling to full height, ceiling light point and an obscure double glazed window to the rear elevation

South/Westerly Facing Rear Garden

Being mainly laid to lawn with a paved patio area and gated side access



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 vendor. Current council tax band - F

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		82
(69-80)	C	71	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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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 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.