



# **Wake Green Road**

Moseley, Birmingham, B139QE

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



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# **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

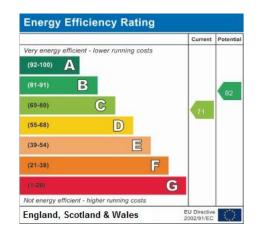
Being fitted with a white suite comprising of a panelled bath with shower and glass shower screen, vanity wash hand basin and a low flush W.C. Tiling to full height, ceiling light point and an obscure double glazed window to the rear elevation

#### South/Westerly Facing Rear Garden

Being mainly laid to lawn with a paved patio arear 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



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