



smarthomes



- A Spacious Refurnished Family Home
- Four Double Bedrooms & Study
- Two Reception Rooms
- Modern Dining Kitchen

Swanshurst Lane, Moseley, Birmingham, B13 0AS

£550,000

A spacious refurbished family home benefitting from four double bedrooms, home office/study, modern dining kitchen, two reception rooms, family bathroom, ground floor shower room, landscaped South facing rear garden and off road parking. EPC Rating – 55. Current Council Tax Band – E



## Property Description

The property is set back from the road behind a concrete imprint gated driveway providing off road parking extending to UPVC double glazed double doors leading into an enclosed porch with attractive wooden door leading through to

### **Welcoming Entrance Hallway**

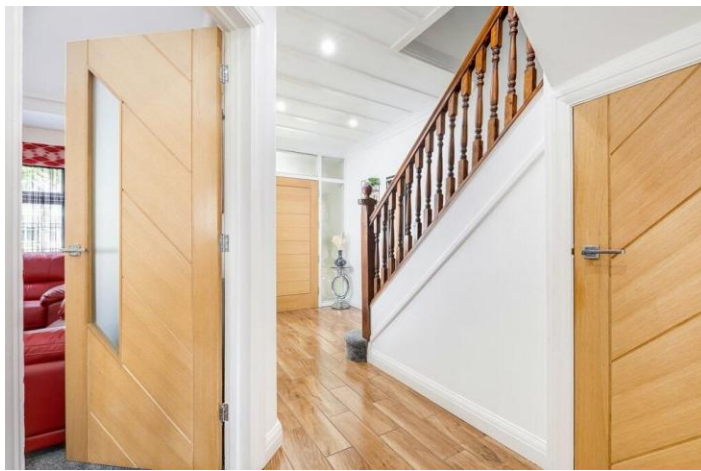
With ceiling light points, radiator, stairs leading to the first floor accommodation with useful under-stairs storage cupboard, ceramic tiled flooring and attractive doors leading off to



### **Reception Room One to Front**

*11' 11" x 14' 11" (3.63m x 4.55m)*

With double glazed bay window to front elevation, stone gas fireplace and fitted storage



### **Reception Room Two to Rear**

11' 1" x 17' 2" (3.38m x 5.23m) With double glazed bay window overlooking the South facing rear garden, feature split faced stone tiled wall with stone fireplace and integrated LED lighting, wall lighting and radiator



### **Dining Kitchen to Rear**

10' 10" x 18' 10" (3.3m x 5.74m) Being re-fitted with a range of high gloss, handle-less wall, drawer and base units with complementary work surfaces, sink and drainer unit with mixer tap, tiling to splashback areas, six ring gas hob with feature extractor canopy over, inset eye-level oven and microwave oven, integrated dishwasher and fridge freezer, radiator, spot lights to ceiling, tiled flooring, double glazed window to rear, double glazed door leading out to the rear garden and door leading into



### **Ground Floor Shower Room to Front**

4' 2" x 10' 11" (1.27m x 3.33m) Being fitted with a three piece white suite comprising of; over-sized shower enclosure with electric shower, low flush WC and pedestal wash hand basin with complementary tiling to walls and floor, obscure double glazed window to front and ladder style radiator

### **Accommodation on the First Floor**

#### **Landing**

With attractive doors leading off to

#### **Bedroom One to Rear**

11' 1" x 18' 2" (3.38m x 5.54m) With double glazed bay window to rear elevation, radiator, ceiling light point and a range of fitted wardrobes

#### **Bedroom Two to Rear**

10' 11" x 15' 1" (3.33m x 4.6m) With double glazed bay window to rear elevation, radiator, ceiling light point and a range of fitted wardrobes

#### **Bedroom Three to Front**

11' 11" x 13' 5" (3.63m x 4.09m) With double glazed bay window to front elevation, radiator, ceiling light point and a range of fitted wardrobes

#### **Study to Front**

6' 5" x 7' 0" (1.96m x 2.13m) With double glazed window to front elevation, ceiling light point and door to staircase to bedroom four

### **Second Floor Accommodation**

#### **Bedroom Four**

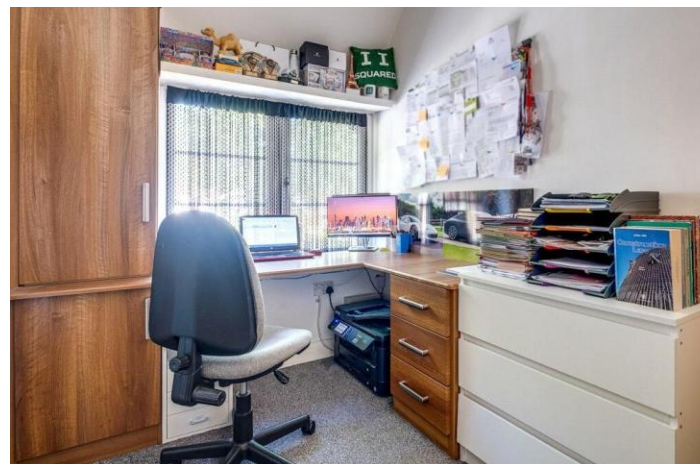
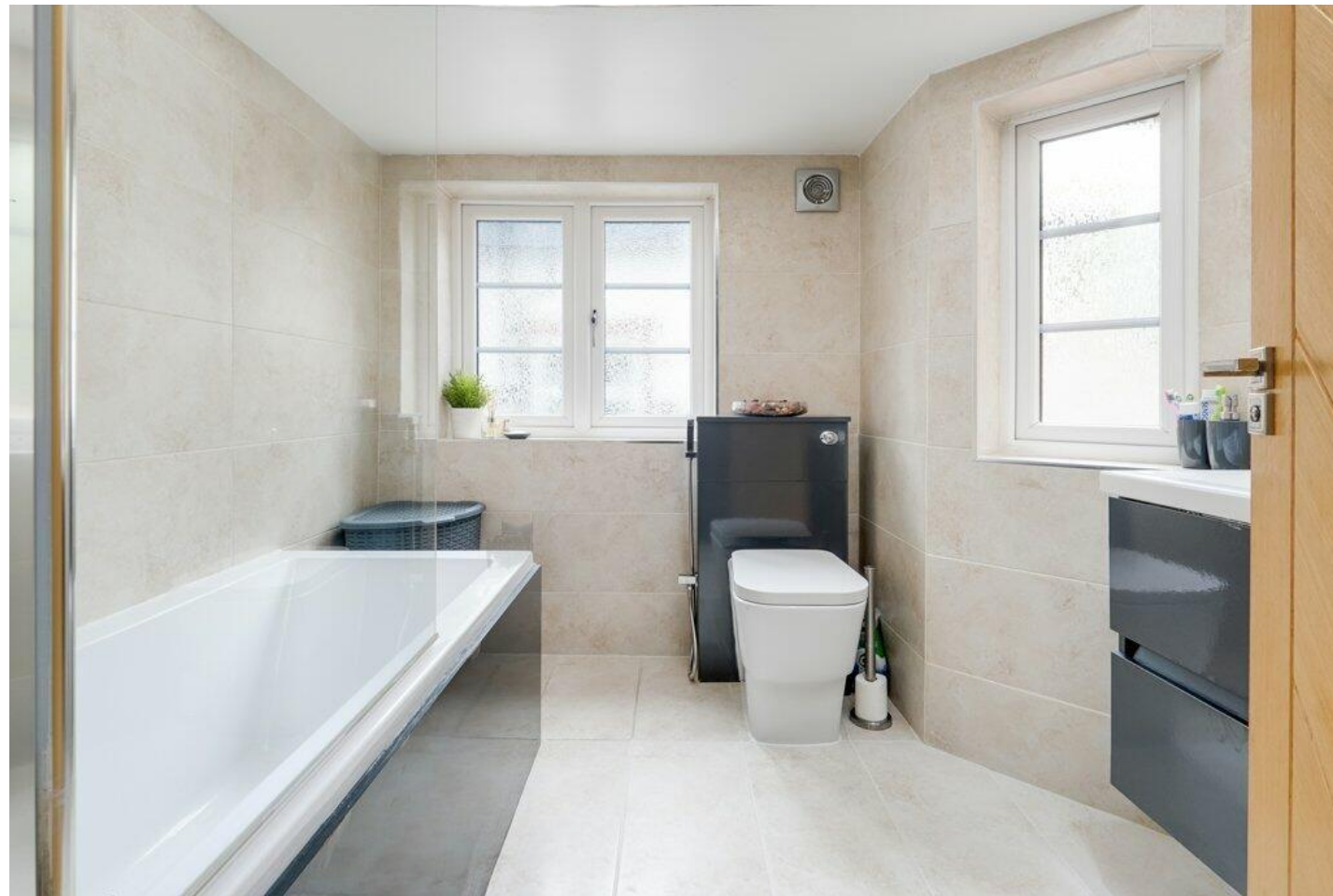
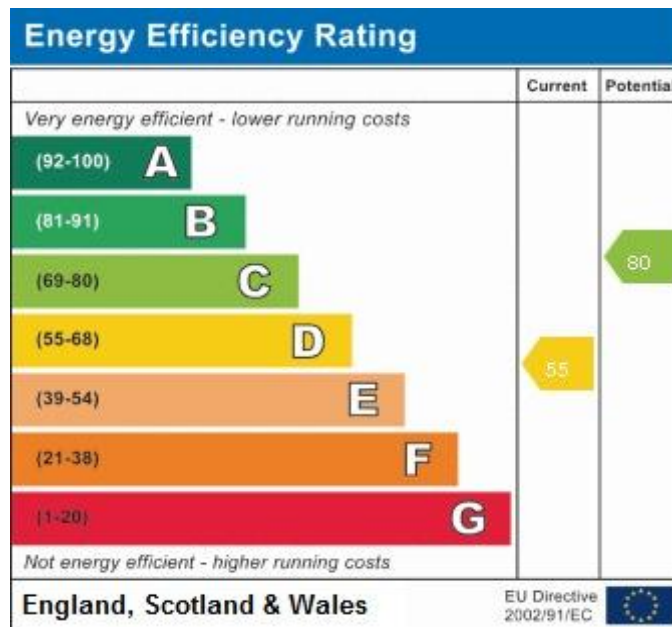
13' 8" x 20' 5" (4.17m x 6.22m) With two Velux windows, LED down-lights and storage areas to eaves

#### **Landscaped South Facing Rear Garden**

Having a timber decked patio with integrated LED lighting, raised planters, steps down to an artificial lawned area and fencing to boundaries

## 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 – E



APPROXIMATE GROSS INTERNAL AREA: 1738.4 SQ.F / 161.5 SQ.M  
 Ground floor: 692.12 SQ.F / 64.3 SQ.M  
 First floor: 427.6 SQ.F / 60.7 SQ.M  
 Second floor: 392.9 SQ.F / 36.5 SQ.M



Floorplan measurements are for illustrative purpose only.



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