

RESIDENTIAL SALES, LETTINGS, & PROPERTY MANAGEMENT



22, MOSELEY GATE
MOSELEY
BIRMINGHAM, B13 8JJ

GUIDE PRICE: £325,000

A beautifully presented, three storey modern town house in a pleasant gated development, situated in the centre of Moseley. The current owner redesigned the property in January 2015. The property is set over three floors and briefly comprises: a delightful living room with oak flooring - open to a 'Howden' designed kitchen with some integrated appliances and granite work surfaces, downstairs WC / store; on the first floor there is a spacious, light filled master bedroom which has a UPVC double glazed door opening to a pleasant decked balcony and a striking en suite bathroom; on the second floor there are two well proportioned bedrooms (bedroom three is accessed via bedroom two and bedroom two also has a mezzanine area), and a bathroom. The house has UPVC double glazing, combi gas fired central heating, security and smoke alarms, and two allocated parking spaces. At the rear of the development there is a residents' garden, which can be used by any of the occupiers of Moseley Gate. Viewing is highly recommended to fully appreciate the overall quality of this property.

LOCATION

At traffic light junction of Salisbury Road (B4217) / Alcester Road (A435) / St Marys Row in the centre of Moseley Village; travel along Alcester Road towards Kings Heath, and turn first right into the entrance to Moseley Gate; having passed through the gates, the property is situated straight ahead. Birmingham A-Z map reference page 133 3:G

VIEWING

Strictly by appointment through our Kings Heath office on 0121 443 4343 or by email.



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FRONT / REAR

Gated access, opened via key code or electronic intercom system from within the property. One allocated parking space situated immediately outside the front of the property, with additional visitors parking; wrought iron staircase that gives access to a balcony area. UPVC double glazed front entrance door with very good size UPVC double windows adjacent to the front door. At the side of the property there is a passage giving access to the rear of the property, where there is a very pleasant residents' garden with a patio / seating area with planted beds, lawned area, wall to one side boundary, fencing to the other side boundary, and hedging to the other side boundary; within the passage there are two residents' storage areas.

INNER HALL

Wooden and glazed door from living room, two ceiling mounted halogen down lights, wired-in smoke alarm, stairs to the first floor landing, and oak flooring; a wooden and glazed door gives access to a WC / storage area.

OPEN PLAN LIVING ROOM & KITCHEN / DINING AREA

OVERALL MEASUREMENT: 27' 5" (8.35m)

A lovely area.

LIVING ROOM: 16' 4" max. x 15' 4" (4.97m x 4.67m) Open to the kitchen. UPVC door and adjacent UPVC windows to the front elevation; six ceiling mounted down lights, two wall mounted radiators, TV aerial point, and oak flooring; wooden and glazed door to the hall, and a wooden door gives access to a STORE having a ceiling light point, electric consumer unit, and a wall mounted 'Alpha' multi combi gas fired central heating boiler.

KITCHEN / DINING AREA: 11' 4" x 8' 3" (3.45m x 2.51m) Six ceiling mounted down lights, wall mounted cupboards including two glass fronted cupboards with light points, inset one and a half bowl sink unit with a monobloc tap, drainer area with tiled splash backs, built-in 'Bosch' oven and warming drawer, built-in 'Bosch' five ring gas hob with a canopy light / grease filter above, built-in dishwasher, granite work surfaces to four sides with under cupboard lighting, incorporating a raised breakfast bar, wine storage area, and floor mounted cupboards and drawers. The 'Zanussi' fridge, 'John Lewis' freezer, and 'Bosch' washing machine are available by separate negotiation.

DOWNSTAIRS WC / STORE 10' 8" max. x 3' 3" (3.25m x 0.99m)

Two ceiling mounted halogen down lights, wall mounted ladder style towel rail / radiator, wall mounted wash hand basin with tiled splash backs, close coupled WC with tiled splash backs, and a tiled floor.



FIRST FLOOR LANDING

A split level landing. Wall mounted light point, and a carpeted staircase with a handrail; wooden door gives access the Master bedroom.

MASTER BEDROOM 20' 7" x 15' 4" (6.27m x 4.67m) including ensuite

A fabulous room. UPVC double glazed door with adjacent windows to the front elevation; six ceiling mounted down lights, wired-in smoke alarm, wall mounted radiator, floor mounted period style radiator, and a fitted carpet; sliding wooden door gives access to an en-suite bathroom. UPVC double glazed door with adjacent windows give access to a three sided wrought iron, decked balcony, gate in the front elevation gives access to a wrought iron staircase to the ground floor.

ENSUITE BATHROOM 9' 5" x 8' 4" (2.87m x 2.54m)

Four ceiling mounted halogen down lights, large double ended bath with tiled splash backs, close coupled WC, good size separate shower cubicle with a mixer shower accessed by a sliding door, wall mounted drawers which have wash hand basins with monobloc taps over, tiled splash backs, shaver point, wall mounted illuminated mirror, and a ceramic tile floor with electric under floor heating. The control for the under floor heating is located in the bedroom.

SECOND FLOOR LANDING

Stairs lead from the first floor. 'Velux' roof light, two wall mounted light points, wired-in smoke alarm, obscured glass feature looking into bedroom three; wooden door to the bathroom, and a wooden door gives access to bedrooms two and three.

BEDROOM TWO 11' 4" excl. door reveal x 15' 4" into fitted wardrobes (3.45m x 4.67m)

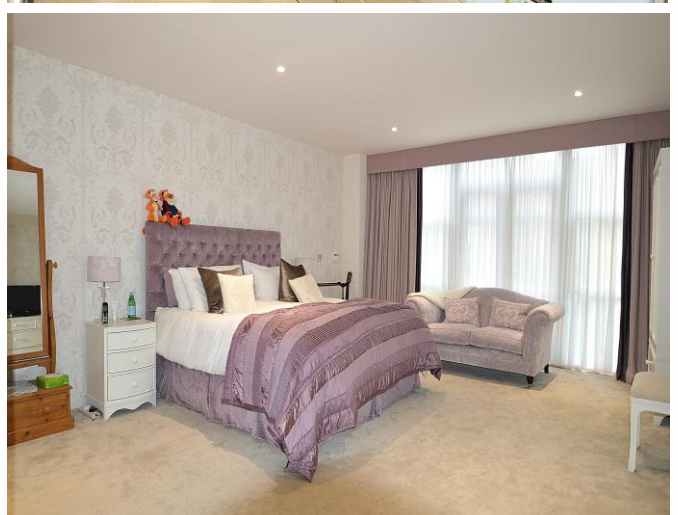
UPVC double glazed window to the front elevation; two ceiling mounted halogen down lights, wall mounted radiator, 'Hammonds' five sliding wardrobe doors offering ample storage space; stripped wooden staircase rises to a mezzanine area.

MEZZANINE AREA 11' 3" max. varying ceiling highs x 15' 3" (3.43m x 4.64m)

Currently used as an office / storage area. This is a spacious area having two wall light points, and a wired-in smoke alarm.

BEDROOM THREE 8' 4" max. x 14' 3" (2.54m x 4.34m)

Accessed via bedroom two. 'Velux' roof light, wall mounted radiator, obscured glass feature looking onto the landing, and a wall light point.



**BATHROOM 8' 9" x 5' 9" (2.66m x 1.75m)
max. irregular shaped room**

'Velux' roof light; four ceiling mounted halogen downlights, ceiling mounted extractor fan, wall mounted cupboard, wall mounted ladder style towel rail / radiator, pedestal wash hand basin with tiled splash backs with a shelf above, close coupled WC, bath with a panelled side, shower screen, mixer shower with a monobloc tap, and tiled splash backs; ceramic tiled floor.





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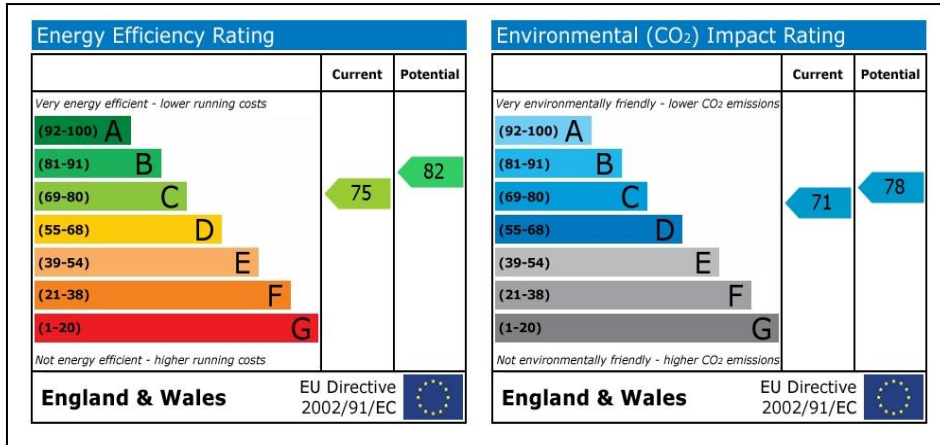
Tenure

The seller advises us that the property is Freehold. Moseley Gate is a private estate; the entrance gates, the roadways, and garden are maintained for the benefit of the residents. The current service charge levied to cover this cost, and applicable to No. 22, is £100 per month. If you purchase this property tenure details must be verified by your solicitor / conveyancer.

Council Tax Band: E

Energy Performance Certificate

The full E P C is available as a paper copy, or as an email in portable document format (pdf), upon request.



Floor plan

The floor plan was prepared by Paul Nagra-Martin (Domestic Energy Assessor) 07881 697697 to illustrate the general layout of the rooms. It is not to scale. The accuracy of the plan cannot be guaranteed.

