

## The Hurst, Moseley



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£675,000

Nestled in the charming area of The Hurst, Moseley, Birmingham, this detached house is a true gem waiting to be discovered. Boasting 3 reception rooms, 5 spacious bedrooms, and 4 modern bathrooms, this property offers ample space for comfortable living.

Spanning over 3,173 sq ft, this immaculate home is presented to a high standard, showcasing an impressive extension that adds both character and functionality. The brick-built outbuilding in the rear garden provides additional storage or potential for a cosy workspace.

Each bedroom is a sanctuary of its own, with en-suites adding a touch of luxury and convenience. The property also features a stunning conservatory, perfect for enjoying the natural light and views of the well-maintained garden.

With parking available for 3 vehicles, this residence combines practicality with elegance, making it an ideal choice for those seeking a harmonious blend of comfort and style. Don't miss the opportunity to make this house your home in the heart of Birmingham.





# The Hurst, Moseley

- Detached
- Impressive ground floor extension
- Outbuilding to rear garden
- Presented to a high standard
- Well presented rear garden
- 5 Bedrooms, 3 with en-suites
- Stunning entrance hallway
- Staircase access to loft room
- Off-road parking to front
- A perfect family home

## Reception Room

18'0" x 9'10" (5.50m x 3.00m)

Double glazed window to front, carpet, ceiling and wall lights, coving to ceiling, wall mounted radiator

## Lounge/Dining Room

25'7" x 14'5" (7.80m x 4.40m)

Double glazed windows and patio doors to rear, carpet, ceiling and wall lights, coving to ceiling, wall mounted radiator, fireplace

## Kitchen

18'8" x 13'5" (5.70m x 4.10m)

Spacious kitchen with a generous number of storage cupboards, laminate wood worktop, ceiling cladding, ceiling downlights, extractor hood, plumbing for white goods, integrated oven, drainer sink with mixer tap, floor tiling, wall mounted radiator

## Conservatory

26'10" x 9'10" (8.20m x 3.00m)

Double glazed windows with doors to rear garden, ceiling light, floor tiling, utility area with plumbing for white goods and storage cupboards, wall mounted radiator

## Bedroom 4

18'0" x 9'10" (5.50m x 3.00m)

Double glazed window to front, carpet, ceiling light, coving to ceiling, access to shower room, wall mounted radiator

## Shower Room

11'5" x 6'10" (3.50m x 2.10m)

Privacy double glazed window to side, vanity wash unit with mixer tap, ceiling cladding, ceiling light, walk-in shower with thermostatic shower unit, toilet with douche kit, heated towel rail

## Bedroom 1

20'8" x 10'9" (6.30m x 3.30m)

Double glazed window to rear, carpet, ceiling and wall lights, fitted wardrobes, wall mounted radiator, access to en-suite

## Bedroom 4 En-suite

Shower enclosure with thermostatic shower unit, vanity wash unit with mixer tap, toilet, heated towel rail, ceiling light, wood flooring

## Bedroom 2

15'1" x 11'5" (4.60m x 3.50m)

Two double glazed windows to front, carpet, ceiling light, wall mounted radiator, fitted wardrobes with sliding mirror doors, access to ens-suite

## Bedroom 3 En-Suite

Corner shower cubicle with thermostatic shower unit, vanity wash unit with mixer tap, toilet, ceiling light, floor and wall tiling, privacy window to side, extractor

## Bedroom 3

15'1" x 10'9" (4.60m x 3.30m)

Double glazed window to front, wood flooring, ceiling light, wall mounted radiator, fitted wardrobes

## Bedroom 5

11'5" x 10'9" (3.50m x 3.30m)

Double glazed window to rear, wood flooring, ceiling light, wall mounted radiator

## Bathroom

7'10" x 6'6" (2.40m x 2.00m)

Privacy double glazed window to rear, bath, pedestal sink with mixer tap, toilet, ceiling light, floor and wall tiling, heated towel rail

## Loft

20'0" x 9'2" (6.10m x 2.80m)

Spacious loft with staircase access, velux windows, carpet, ceiling downlights, wall mounted radiator

## Outbuilding

18'0" x 9'10" (5.50m x 3.00m)

Brick-built outbuilding with pitched roof and double glazed windows. Solid flooring, plumbing for white goods, ceiling light

## Rear Garden

Decking, patio, slabbing, flower beds to side, fence panels to boundaries, laid lawn

## Directions





The Hurst, Moseley



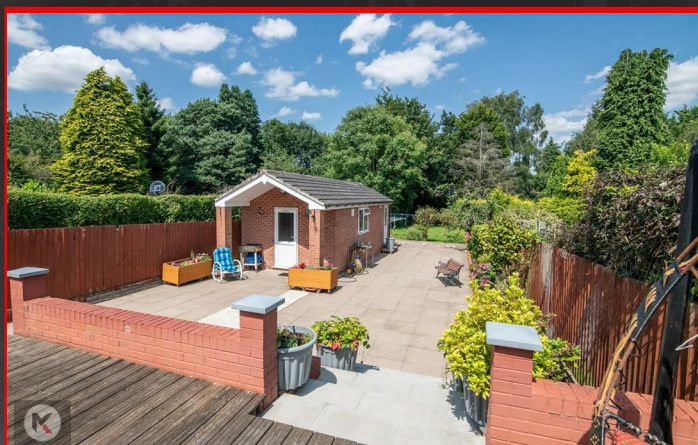


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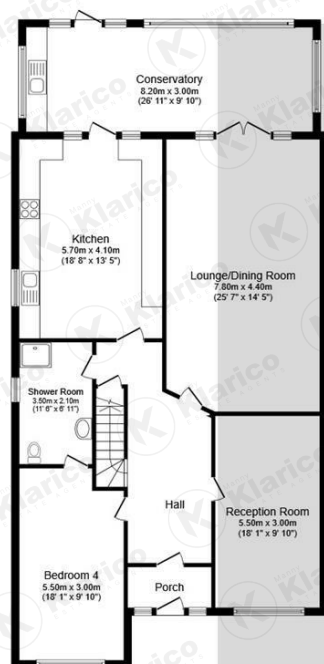




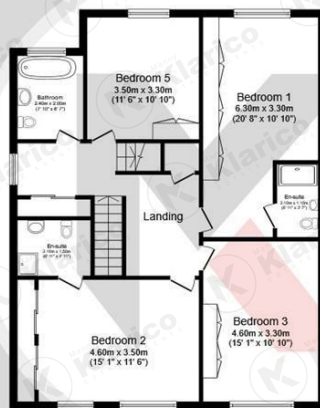
## The Hurst, Moseley







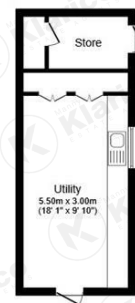
**Ground Floor**  
Floor area 145.8 sq.m. (1,570 sq.ft.)



**First Floor**  
Floor area 92.4 sq.m. (995 sq.ft.)



**Second Floor**  
Floor area 33.3 sq.m. (358 sq.ft.)



**Outbuilding**  
Floor area 23.3 sq.m. (251 sq.ft.)

**TOTAL: 294.8 sq.m. (3,173 sq.ft.)**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).



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