



melvyn
Danes
ESTATE AGENTS

The Hurst
Moseley
Offers Around £465,000

Description

This well maintained three/four bedroom detached property is situated on The Hurst which is a crescent off Brook Lane.

We are advised that there is good schooling in the area for children of all ages, with catchment areas being subject to confirmation from the Education Department.

Local shopping facilities can be found at both Robin Hood Island and Hall Green Parade and a short drive into nearby Shirley offers a wide choice of Supermarkets, convenience and speciality stores, restaurants and hostelrys and there are frequent bus services running along the A34 into Birmingham City Centre and Solihull Town Centre – boasting the vibrant and modern Touchwood Centre offering shopping facilities and evening entertainments. Hall Green is served by both Hall Green Railway Station on the Stratford Road and Yardley Wood Railway Station on Highfield Road.

The town centres of Kings Heath and Moseley offer a vibrant and varied shopping and social opportunities, and are both within 2/3 miles of the property.

A most convenient location therefore, for this well presented detached property. Sitting back from the roadside behind a block edged tarmacadam driveway which lead to double glazed French doors which opens to the



PORCH

Having entrance door leading to

RECEPTION HALLWAY

Having ceiling light point, central heating radiator, stairs rising first floor landing and doors off to kitchen diner, study/bedroom four and

LOUNGE

13' 10" into bay x 10' 6" (4.22m into bay x 3.20m)



Having double glazed bay window to front aspect, ceiling light point, central heating radiator, coved cornice to ceiling, picture rail and laminate flooring

KITCHEN DINER

11' 9" x 19' 7" (3.58m x 5.97m)



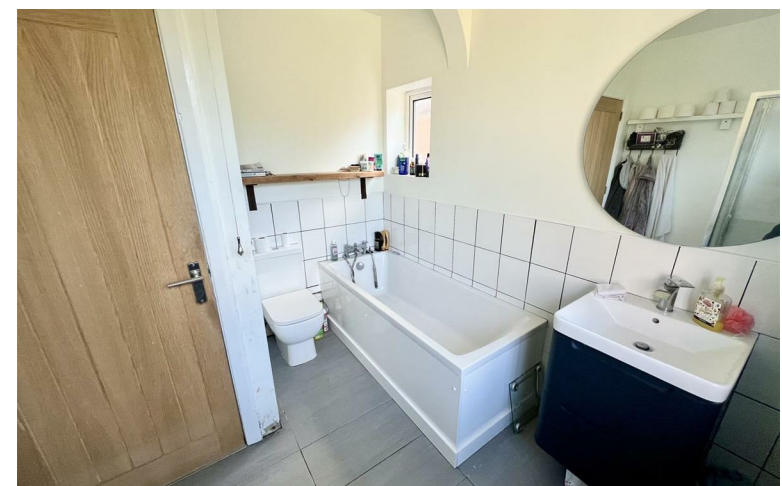
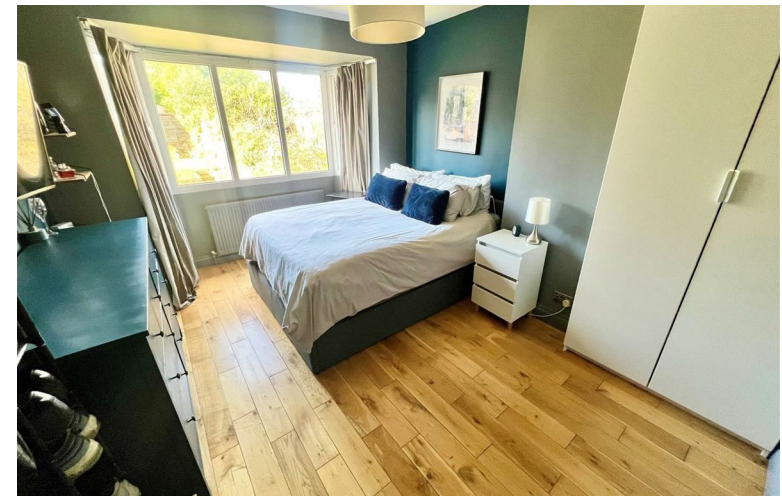
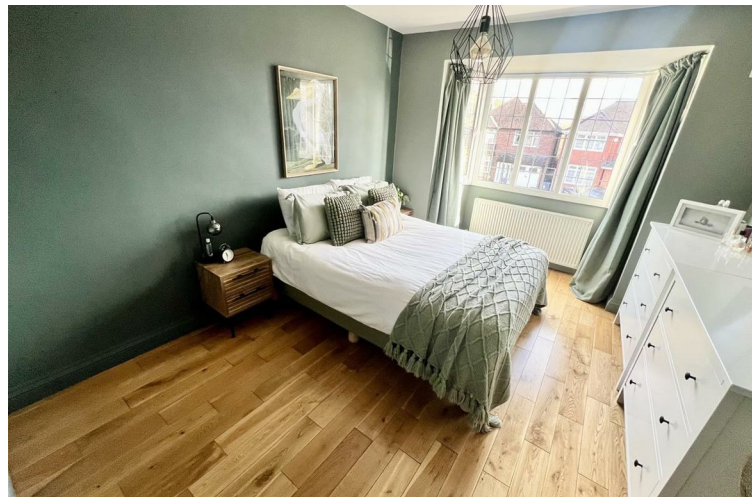
Having double glazed to rear aspect, a fitted kitchen with a range of wall and base units with work surface over incorporating stainless steel sink and drainer, four ring gas hob, electric oven, cupboard housing gas central heating boiler, ceiling light point, recessed lights, central heating radiator, laminate flooring, double glazed door to rear garden with double glazed windows to either side and door leading to

UTILITY ROOM

Having base units incorporating one and a half bowl sink and drainer, space and plumbing for washing machine, space for fridge freezer and tumble dryer, wall mounted light, central heating radiator opening to conservatory, door back to the front of the property and door to

SHOWER ROOM

Having low level wc, wall mounted wash hand basin, thermostatic shower, recessed light and heated towel rail



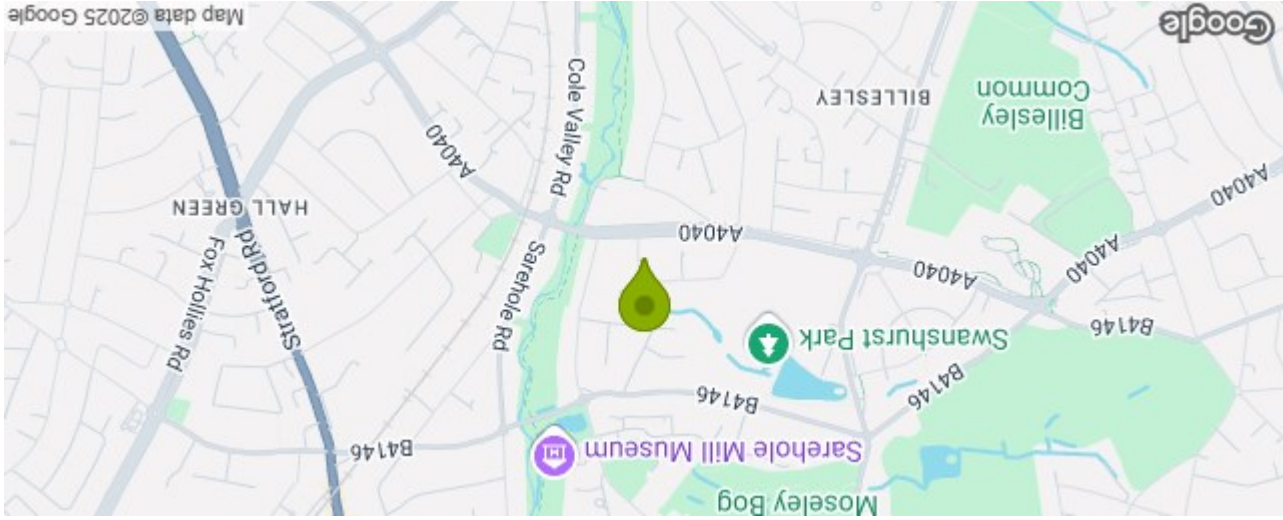
TENURE: We are advised that the property is Freehold

BROADBAND: We understand that the standard broadband download speed at the property is around 15 Mbps, however please note that results will vary depending on the time a speed test is carried out. The estimated fastest download speed currently achievable for the property post code area is around 1800 Mbps. Data taken from checker.ofcom.org.uk on 31/01/2025. Actual service availability at the property or speeds received may be different.

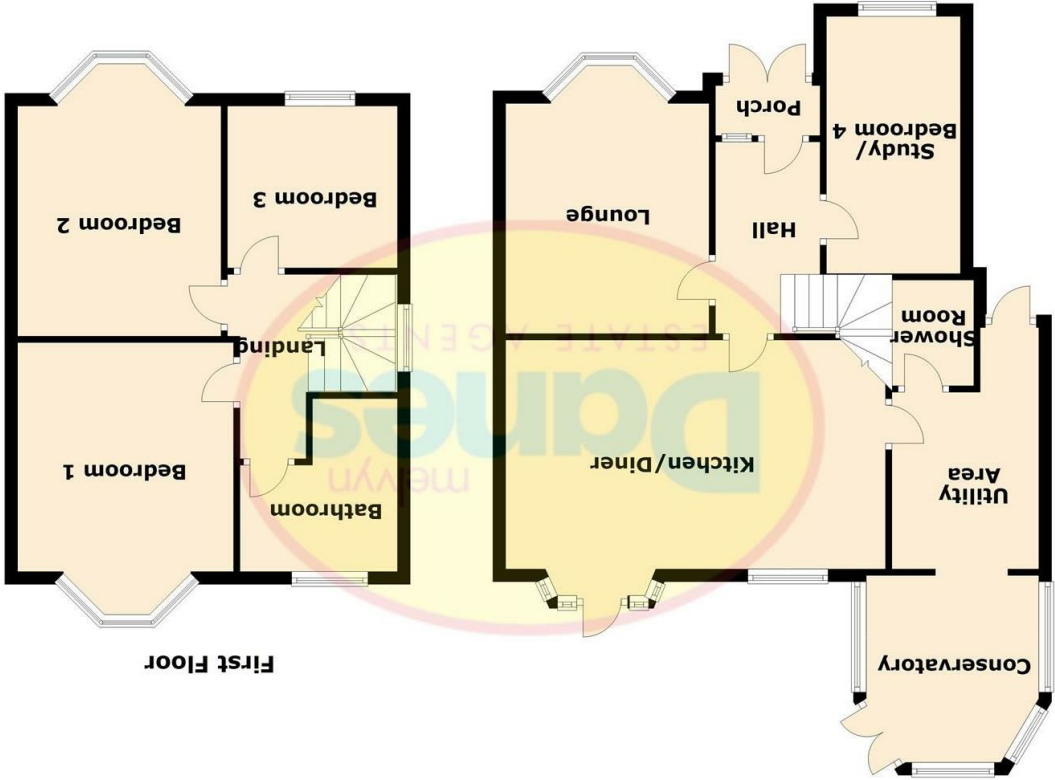
MOBILE: We understand that the property is likely to have/has limited current mobile coverage dependant on the provider/data taken from checker.ofcom.org.uk on 31/01/2025). Please note that actual services available may be different depending on the particular circumstances, precise location and network outages.

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008: These particulars are for general guidance only and are based on information supplied and approved by the seller. Complete accuracy cannot be guaranteed and may be subject to errors and/or omissions. They do not constitute representations of fact or form part of any offer or contract. Any Prospective Purchaser should obtain verification of all legal and factual matters and information from their solicitor. Licensed Conveyancer or Surveyors as appropriate. The agent has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. Photographs are provided for illustrative purposes only and the items shown in these are not necessarily included in the sale, unless specifically stated. The agent has not tested any apparatus, equipment, fixtures, fittings or services mentioned and do not by these Particulars or otherwise verify or warrant that they are in working order.

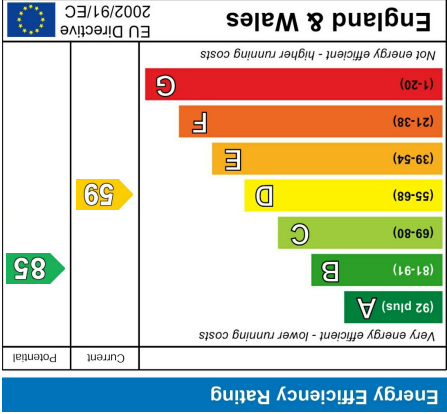
MONEY LAUNDERING REGULATIONS: Under anti-money laundering legislation, we are obliged to confirm the identity of individuals and companies and the beneficial owners of organisations and trusts before accepting new instructions, and to review this from time to time. To avoid the need to request detailed identity information from intending purchasers, we may use approved external services which review publicly available information on companies and individuals. Any purchaser who has a provisional offer accepted via this company will be liable to pay a purchase administration fee of £25 inclusive of VAT to cover these checks. However, should those checks, for any reason, fail adequately to confirm identity, we may write to you to ask for identification evidence. If you do not provide satisfactory evidence or information within a reasonable time, we may have to stop acting for you and we would ask for your co-operation in order that there will be no delay in agreeing the sale.



Ground Floor



75 The Hurst Moseley Birmingham B13 0DA
Council Tax Band: E



Please note that all measurements and floor plans are approximate and quoted for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on and do not form part of any contract.