



41 Moor Green Lane, Moseley, Birmingham **B13 8NE**



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A superb family home situated on a charming road in Moseley offering spacious and flexible living accommodation of 3810 sq ft (354 sq m) in total. The property benefits from driveway parking and tandem garage and includes a wealth of period features.



Guide price: £950,000

Tenure: Available freehold

Local authority: Birmingham City Council

Council tax band: G

41 Moor Green Lane

This charming family home is set behind a delightful front garden with mature planting, ample driveway parking and access to the tandem garage. The enclosed entrance porch leads to the spacious and welcoming central reception hallway, from here doors radiate to the principal reception rooms and stairs rise to the first floor.

The dining room overlooks the front aspect with bay window and feature fireplace. The sitting room is of excellent size and includes a feature inglenook with fireplace and stained-glass windows. There is a bay window to the front aspect and doors lead through to the kitchen breakfast room creating a superb flow of accommodation ideal for everyday family life and entertaining.

The kitchen is fitted with a range of cupboards and appliances and also offers space for a dining area. There are doors that lead to the rear garden and adjacent to the kitchen there is a lovely further reception room, ideal as a family room, playroom or study as required.

From the hallway there is a guest WC and also a very useful and spacious laundry room with further fitted units. To the side of the property is the tandem garage, this excellent space includes a further gardeners' WC facility and a garden room style extension providing access to the rear garden.







Upstairs

Stairs rise to the spacious first floor landing with feature window overlooking views to the front aspect. There is a superb principal bedroom suite complete with en suite shower room and a range of fitted wardrobes. There are also three further bedrooms and a family bathroom to this floor.

Stairs rise to the second floor where there are two further bedrooms, one with an en suite bathroom and also a spacious walk in storage room.







Beautiful mature gardens lie to the rear of the property with an expanse of lawn area, shrubs, trees and planted borders.



Location

Moor Green Lane is within easy reach of Moseley village centre; local amenities include a selection of restaurants and pubs, a variety of shops including M&S food, Moseley Park and Pool, and a local farmers market.

Edgbaston Cricket Ground, the Midlands Arts Centre and Cannon Hill Park are all just over a mile away. The highly rated Moseley C of E Primary school is close by and King Edward VI Camp Hill Grammar Schools are 1.5 miles away. The University of Birmingham is 2.5 miles and Queen Elizabeth Teaching Hospital is 4 miles. It is around 15 minutes' drive to Birmingham City Centre - and the mainline railway stations, New Street and Moor Street, from which there are excellent cross-country and London bound services.

It is also 8 minutes by car to Five Ways railway station. Birmingham International Airport and the NEC are 25 minutes by car.



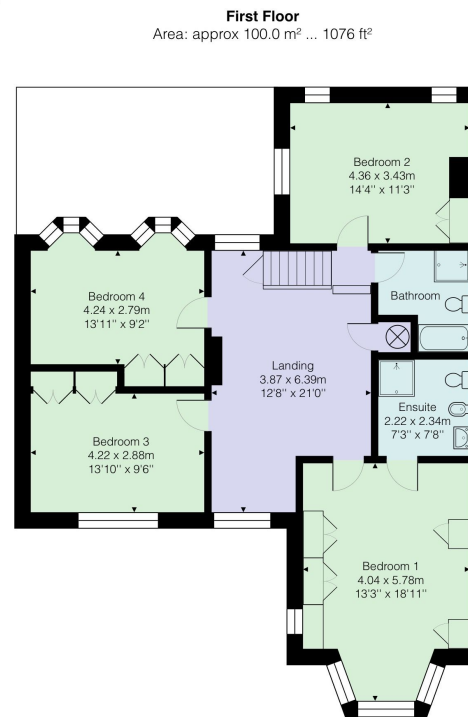
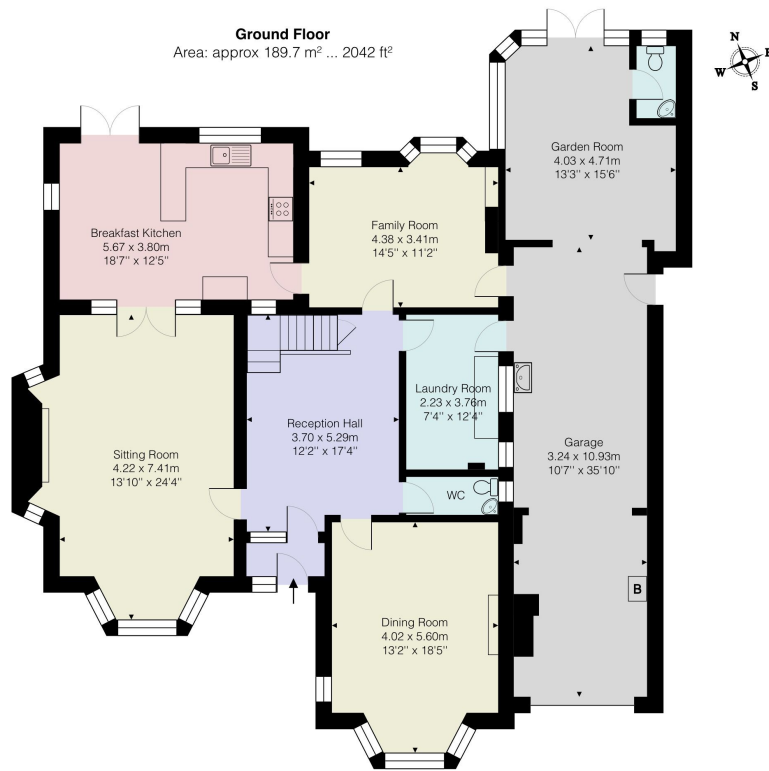
Distances

Moseley village centre 1 mile, Central Birmingham 4.2 miles, M6 (J6) 6.3 miles, Birmingham Airport/NEC 10 miles (distances approximate)

Services

Mains water, drainage, gas and electricity.





41 Moor Green Lane, Moseley, Birmingham, B13 8NE.

Total Area: approx 354.0 m² ... 3810 ft² (excluding Loft)

All measurements are approximate and for display purposes only
Area figures are approximate only
Contact agent for more details

Knight Frank

Birmingham Resi

I would be delighted to tell you more

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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated January 2025. Photographs and videos dated January 2025.

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