

**Church Road, Moseley,  
Birmingham, B13 9AA**

**Offers Over £480,000**



# **Lovely Grade II listed period home in the heart of Moseley requiring some Modernisation!**

**Ideally located for all of Moseley's amenities including shopping facilities, cafes and restaurants and also the local transport links in the City Centre and this lovely home offers**

**amazing home living and character throughout! In brief the accommodation offered consists of; front fore garden, entrance hall with Minton flooring; three reception rooms, kitchen/dining, pantry, downstairs shower room and cellar, plus extra side access from front of property to hallway. To the first floor their is four bedrooms and a family bathroom and a further separate WC. The property also offers a well maintained rear garden and central heating. Energy Efficiency Rating D. To arrange your viewing of this lovely home please call our Moseley branch.**



## **ACCOMMODATION**

### **Approach**

This property is approached via a tarmacadam frontage with lawn turfed area to the side and mature trees to borders and leads to a wooden front entrance door opening into:

### **Hallway**

With original tiling to flooring, central heating radiator, ceiling light point, stairs giving rise to the first floor accommodation, door giving access to the front of the property and door opening into:

### **Downstairs Shower Room 6' 1" x 6' 5" (1.85m x 1.95m)**

With walk-in shower cubicle with Triton shower attachment above, wall mounted sink with two taps over, low flush WC, lino to flooring, central heating radiator, ceiling mounted extractor and ceiling light point.

### **Cellar 13' 3" x 13' 0" (4.04m x 3.96m)**

From hallway door gives access to step leading down into the cellar with ceiling light point and further ceiling strip light.

### **Reception Room One 16' 10" x 15' 11" (into sash window) (5.13m x 4.85m (into sash window))**

With single glazed sash window to the front aspect, ceiling light point, central heating radiator, cornice to ceiling, dado rail and open fireplace with tiled surround, wooden hearth and mantle piece.

### **Reception Room Two 12' 11" (min) x 13' 1" x 16' 10" (max) (3.93m (min) x 3.98m x 5.13m (max))**

With single glazed window to the rear aspect, central heating radiator, single glazed sash window to the rear aspect, dado rail, cornice to ceiling, ceiling light point and back fire with wooden mantle piece and surround.

### **Kitchen 15' 1" (min) x 20' 7" (max) x 10' 2" (max) (4.59m (min) x 6.27m (max) x 3.10m (max))**

With two single glazed windows to the side aspect with one being a sash window, white wall and base units with one and a half bowl sink and drainer with mixer tap over, space for cooker, fridge freezer and washing machine, central heating radiator, two ceiling light points, original style pantry cupboard and single glazed window (currently blocked up) overlooking the ground floor WC and further door opening into:

### **Lobby Area**

With doors opening into pantry area with tiled flooring and further door opening into:

### **Reception Room Three 8' 8" x 9' 9" (2.64m x 2.97m)**

With two ceiling light points and single glazed window to the side aspect.

### **First Floor Accommodation**

From entrance hallway dual staircase gives rise to the first floor landing with dado rail, Velux window, ceiling light point, door opening into storage cupboard providing useful storage space, loft access point (not inspected) and further door opening into:

#### **Bedroom One 14' 2" x 13' 2" (4.31m x 4.01m)**

With open fireplace with wooden surround and mantle piece, built-in wardrobes with sliding doors, cornice to ceiling, ceiling light point, single glazed sash window to the front aspect and central heating radiator.

#### **Bedroom Two 13' 2" x 12' 11" (4.01m x 3.93m)**

With ceiling light point, central heating radiator, single glazed sash window to the rear aspect, open fireplace with wooden surround and mantle piece and exposed wooden floorboards.

#### **Bedroom Three 13' 2" x 9' 1" (4.01m x 2.77m)**

With door opening into storage cupboard providing useful storage space, open fireplace with wooden surround and mantle piece, central heating radiator, ceiling light point and single glazed sash window to the front aspect.

#### **Separate WC 2' 11" x 7' 1" (0.89m x 2.16m)**

From the first floor landing with a second stairway gives access to the WC with low flush WC, opaque sash window to the side aspect and ceiling light point.

#### **Bedroom Four 10' 3" x 9' 4" (3.12m x 2.84m)**

With exposed wooden floorboards, ceiling light point, central heating radiator and sash window to the side aspect.

#### **Bathroom 7' 2" x 7' 0" (2.18m x 2.13m)**

With bath with two taps over, sink on pedestal with two taps over, door opening to airing cupboard housing Worcester boiler and water tank, opaque sash window to the side aspect, lino to flooring, wooden cladding surround, wall mounted heater, ceiling light point and central heating radiator.

### **Rear Garden**

With a paved pathway leading to lawn turfed area with pathway leading to the rear of the garden with walls and fencing to borders and shrubbery surround and also offers an outhouse providing useful storage space.

### **Council Tax band**

According to the Direct Gov website the Council Tax Band for Church Road, Moseley, Birmingham, B13 9AA is band D and the annual Council Tax amount is approximately £1,660.31 subject to confirmation from your legal representative.



**MONEY LAUNDERING REGULATIONS 2003** intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.



For illustrative purposes only, NOT to scale.

**Referral Fees** - We can confirm that if we are sourcing a quotation or quotations on your behalf relevant to the costs that you are likely to incur for the professional handling of the conveyancing process. You should be aware that we could receive a maximum referral fee of approximately £150.00 should you decide to proceed with the engagement of the solicitor in question. We are informed that solicitors are happy to pay this referral fee to ourselves as your agent as it significantly reduces the marketing costs that they have to allocate sourcing new business. The referral fee is NOT added to the conveyancing charges that would ordinarily be quoted.

We can also confirm that if we have provided your details to Moneywatch Finance Ltd who we are confident are well placed to provide you with the very best possible advice relevant to your borrowing requirements. You should be aware that we receive a referral fee from Moneywatch Finance Ltd for recommending their services. The charges that you will incur with them and all the products that they introduce to you will in no way be affected by this referral fee. On average the referral fees that we have received recently are approx. £200.00 per case.

The same also applies if we have introduced you to the services of Carpenters Street Surveyors Ltd who we are confident will provide you with a first class service relevant to your property needs, we will again receive a referral fee from Carpenters Surveyors up to £70.00. This referral fee does not impact the actual fee that you would pay Carpenters Surveyors Ltd had you approached them direct as it is paid to us as an intermediary on the basis that we save them significant marketing expenditure in so doing. If you have any queries regarding the above, please feel free to contact us.

We endeavour to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no authority to do so on behalf of the seller. Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty can be given as to their condition. We would strongly recommend that all information which we provide about the property is verified by yourself or your advisers. Please contact us before viewing the property. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property. If you have instructed another agent on a sole agency basis the terms of those instructions must be considered before contacting us, to avoid the possibility of paying two commissions if a sale results.