

**Sandford Road, Moseley,
Birmingham, B13 9BS**

Offers Over £460,000



SUPERB THREE STOREY PERIOD HOME! Ideally located, being just a short stroll into Moseley Village with all its well renowned independent shops and restaurants, parks and transport links is this superb, four bedroom semi detached family home offers an abundance of charm and character throughout with stunning period detailing. Offering exceptional space and style throughout this wonderful family residence provides the following accommodation; fore garden and driveway, entrance vestibule, entrance hall with Minton flooring, front living room with can be opened out to the rear reception room, downstairs WC, cellar, re-fitted Kitchen/Diner with access to a well maintained rear garden. To the first floor three bedrooms and a family bathroom with stairs giving rise to the third floor with a further bedroom and en- suite shower room. Energy Efficiency Rating E. To fully appreciate this accommodation on offer please contact our Moseley office.



ACCOMMODATION

Approach

The property is approached via a paved driveway off street parking, mature borders to side and further mature trees, shrubbery and fencing surround leading to wooden front entrance door opening into:

Inner Vestibule

With Minton flooring, ceiling light point, cornice to ceiling and single glazed opaque wooden door with original stained glass window above opening into:

Hallway

With continued Minton flooring, central heating radiator, ceiling light point, turning staircase with decorative balustrades giving rise to the first floor accommodation, single glazed original stained glass opaque sash window to the side aspect, further single glazed window to the side aspect, door opening into cellar, door opening into downstairs WC and further door opening into:

Reception Room One 11' 10" x 13' 10" (3.60m x 4.21m)

With parquet flooring, single glazed bay window with accompanying stained glass window above to the front aspect, cornice to ceiling, ceiling light point with decorative ceiling rose, fireplace with tiled surround and hearth with mantle piece, wall mounted light points and open walkway into:

Reception Room Two 13' 10" x 15' 2" (max) x 11' 11" (min) (4.21m x 4.62m (max) x 3.63m (min))

With log burner with fireplace surround, mantle piece and tiled hearth, single glazed patio doors with accompanying windows leading out to the rear garden, cornice to ceiling, ceiling light point with decorative ceiling rose, continued flooring and central heating radiator. Whole measurements for both Reception rooms one and two 29' 7" (max) x 26.04 (min)

Downstairs WC 3' 4" x 6' 5" (1.02m x 1.95m)

With low flush WC, wall mounted sink with two taps over, panelling throughout, tiling to splash backs, combination Ideal boiler, single glazed opaque window to the side aspect and ceiling spotlights.

Kitchen/Diner 30' 9" x 9' 11" (9.37m x 3.02m)

With continued parquet to flooring, solid oak bespoke deVOL kitchen cabinets with Carrara marble work-top and 'Perrin & Rowe' fittings, sink and drainer with mixer tap over, cooker hob and extractor with splash backs, space facility for fridge freezer, built-in Bosch dishwasher, space for 'Beko' washer/Dryer, ceiling light point, three double glazed windows to the side aspect, double glazed window to the rear aspect, patio doors leading out to the rear garden, central heating radiator, ceiling spotlights and central heating radiator to the dining area and single glazed window to the side aspect.

Cellar 10' 5" x 5' 11" (3.17m x 1.80m)

From hallway steps leads down to cellar with ceiling light point.

First Floor Landing

With ceiling light point, stairs giving rise to the top floor bedroom, central heating radiator and door opening into:

Bedroom One 17' 4" x 11' 11" (5.28m x 3.63m)

With central heating radiator, built-in wardrobes, two single glazed picture windows to the front aspect, two ceiling light points and cast iron fireplace surround.

Bedroom Two 11' 10" x 11' 11" (3.60m x 3.63m)

With single glazed picture window to the rear aspect and ceiling light point.

Bedroom Three 16' 1" x 10' 3" (4.90m x 3.12m)

With two ceiling light points, two central heating radiators, single glazed picture window to the side aspect, further high level window to the side aspect and window to the rear aspect.

Bathroom 7' 5" x 7' 7" (2.26m x 2.31m)

With Carrara marble herringbone floor tiles, single glazed window to the side aspect, part panelled walls, tiling to splash back areas, panel bath with mixer tap over with rainfall shower attachment over, low flush WC, wash hand basin on pedestal with two taps over and wall mounted heated towel rail.

Bedroom Four Restricted Head Height 19' 0" (max) x 14' 5" (max) (5.79m (max) x 4.39m (max))

From first floor landing stairs gives rise to the top floor bedroom with two central heating radiators, double glazed window to the rear aspect, ceiling spot light point, double glazed Velux window to the front aspect, storage to eaves, further storage cupboard and open walkway through to:

En-Suite Shower Room 5' 8" (max) x 4' 2" (min) x 7' 6" (max) (1.73m x 1.27m)

With tiled flooring, walk-in shower cubicle with tiling to splash back areas, wash hand basin on pedestal with mixer tap over and tiling to splash backs, low flush push button WC, double glazed window to the rear aspect, heated towel rail, ceiling spotlight point and wall mounted extractor fan.

Rear Garden

With paved patio area, side access point, steps giving rise to lawn turfed area, shrubs to borders and fencing and mature trees surround, rear shed and access from back to front.

Council Tax Band

According to the Direct Gov website the Council Tax Band for Sandford Road, Moseley, Birmingham, B13 9BS 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.

Sandford Road

For illustrative purposes only, NOT to scale.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 c
55-68	D		
39-54	E	46 e	
21-38	F		
1-20	G		

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 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 a statement or representation 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.