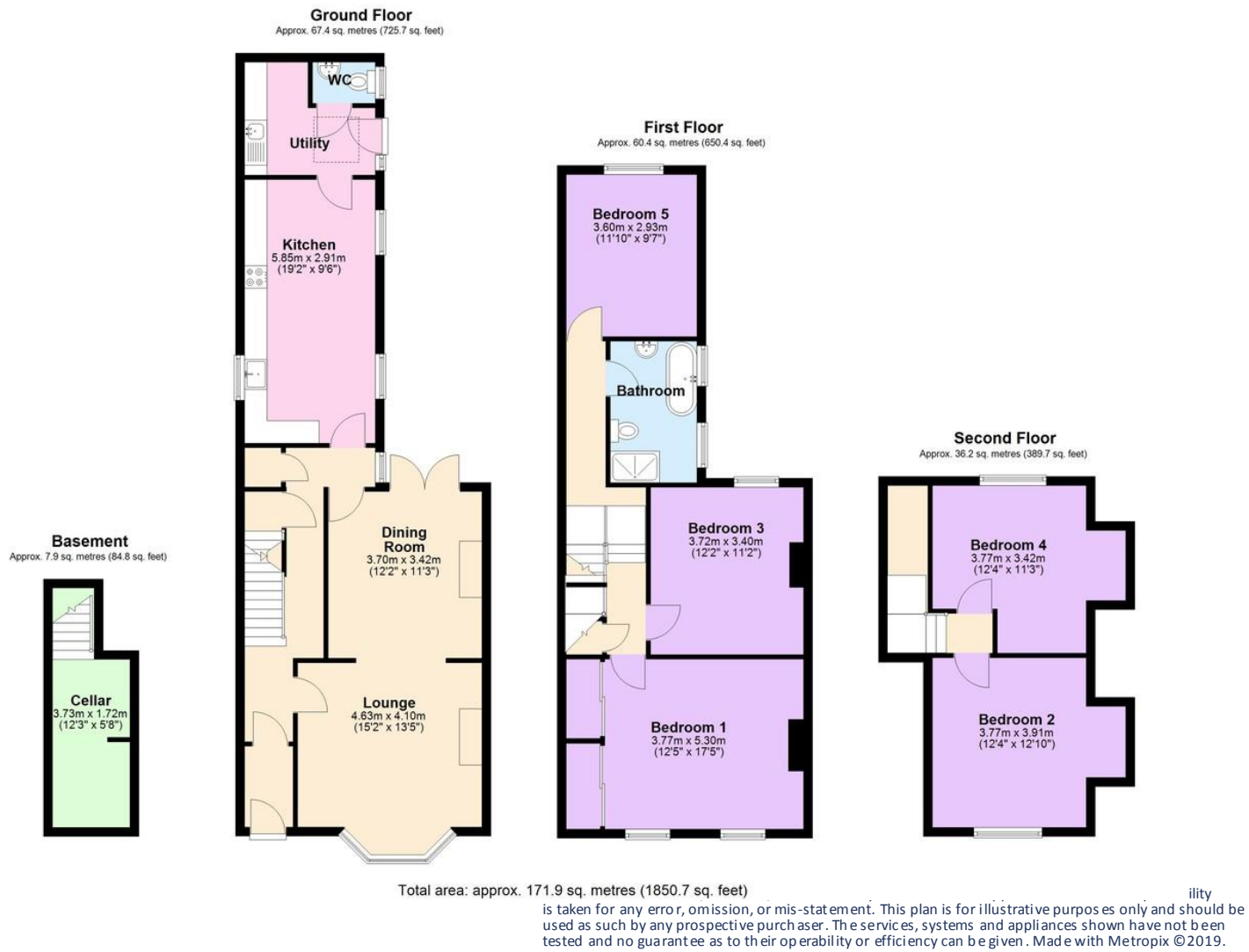




Floor Layout



40 Clarence Road

Moseley

B13 9SZ

Asking Price Of £675,000

- Detached Five Bedroom Family Home
- 1850 sqft
- Front & Rear Garden
- Freehold





Clarence Road,  
Moseley, Birmingham, B13 9SZ  
Asking Price Of £675,000

## Property Description

*DESCRIPTION* A charming five-bedroom house located in the heart of Moseley. This exquisite Victorian house combines timeless period features with modern family living. Located a short distance from Moseley Village and within walking distance of Kings Heath High Street, this property offers an enviable lifestyle with a wealth of amenities, independent shops, restaurants, and local parks close by.

With 1850 sqft of living space and set across three floors, the home retains its original character with elegant sash windows, a striking bay window in the living room, and beautifully preserved Minton tiles in the entrance hallway. The warm, homely atmosphere is felt throughout, especially in the expansive linked living and dining area, perfect for both relaxing and entertaining. Each of the five bedrooms is well proportioned, and the family bathroom suite features a freestanding bath with separate rainfall shower and tiled surrounds. A separate WC adds further convenience for busy family life.

Outside, the landscaped garden to the rear of the property provides a tranquil escape, and can be accessed via the kitchen or living area.

Moseley is one of Birmingham's most desirable residential areas, known for its vibrant, bohemian atmosphere and strong sense of community. Moseley Village, just a short walk away, is a lively hub offering an array of independent shops, artisan cafés, and award-winning restaurants. The area is also home to popular pubs, live music venues, and regular farmers' markets, perfect for those who appreciate a laid-back yet dynamic lifestyle. Moseley Park, a beautiful private green space accessible to local residents, provides a peaceful retreat for leisurely walks and family outings.

Nearby, Kings Heath offers a similarly eclectic mix of amenities. Kings Heath High Street is renowned for its variety of shops, from high-street favorites to unique boutiques. The area boasts a selection of parks, including Kings Heath Park and Highbury Park, ideal for outdoor activities and family picnics. The vibrant food scene in Kings Heath includes a mix of independent eateries, bakeries, and trendy bars, catering to all tastes.



REASSURINGLY LOCAL



Both Moseley and Kings Heath are well connected by public transport, providing easy access to Birmingham city centre. With excellent local schools, thriving cultural scenes, and an abundance of green spaces, this area is a popular choice for families and professionals alike.

*JAMES LAURENCE ESTATE AGENTS Agents Note:* We have not tested any of the electrical, central heating or sanitary ware appliances. Purchasers should make their own investigations as to the workings of the relevant items. Floor plans are for identification purposes only and not to scale. All room measurements and mileages quoted in these sales particulars are approximate. All material information stated below has been provided by our client, but we would request all information to be verified by the purchaser's chosen solicitor.

*Fixtures and Fittings:* All those items mentioned in these particulars by way of fixtures and fittings are deemed to be included in the sale price. Others, if any, are excluded. However, we would always advise that this is confirmed by the purchaser at the point of offer.

*Tenure:*

*Services:* All mains' services are connected to the property.

*Local Authority:* Birmingham City Council

*Council Tax Band:* E

*To complete our comprehensive service, James Laurence Estate Agents is pleased to offer the following:-*

*Free Valuation:* Please contact the office on to make an appointment.

*Residential Lettings and Management:* If you are interested in letting out your property or are considering renting a property, please contact our office to find out further information.

*Conveyancing:* Very competitively priced rates agreed with our panel of local experienced and respected Solicitors. Please contact this office for further details.

*Financial Services:* James Laurence Estate Agents work with an independent Mortgage Service offering face to face mortgage advice to suit your needs. Please contact the office on to make a free appointment.

*Further Material Information:*

*Part A*

*Council Tax /Domestic Rates:* E

*Asking price:* £675,000

*Tenure\*:*Freehold

*Part B*

*Property type:* Detached House

*Property construction:* Purpose built.

*Number and types of room:* Five Bedrooms

*Electricity supply:* Mains.

*Water supply:* Mains.

*Sewerage:* Mains.

*Heating:* Gas

*Broadband:* We recommend you complete your own investigation

*Mobile signal/coverage:* We recommend you complete your own investigation

*Parking:* On - Road



## To book a viewing of this property:

**Call:**  
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**Email:**  
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