



70 Oxford Road, Moseley, Birmingham



70 Oxford Road, Moseley, Birmingham **BI3 9SQ**

Built in approximately 1953 this superb five bedroom family home is an excellent example of 1950s architecture and design. The property offers spacious and flowing accommodation with unique character features, and generous south-west facing gardens.

Moseley village centre and train station (due to open at the end of 2023) 0.5 miles, Central Birmingham 4.6 miles, M6 (J6) 6.5 miles, Birmingham Airport/ NEC 9.3 miles (all distances are approximate)



Guide price: £800,000

Tenure: Freehold

Local authority: Birmingham City Council

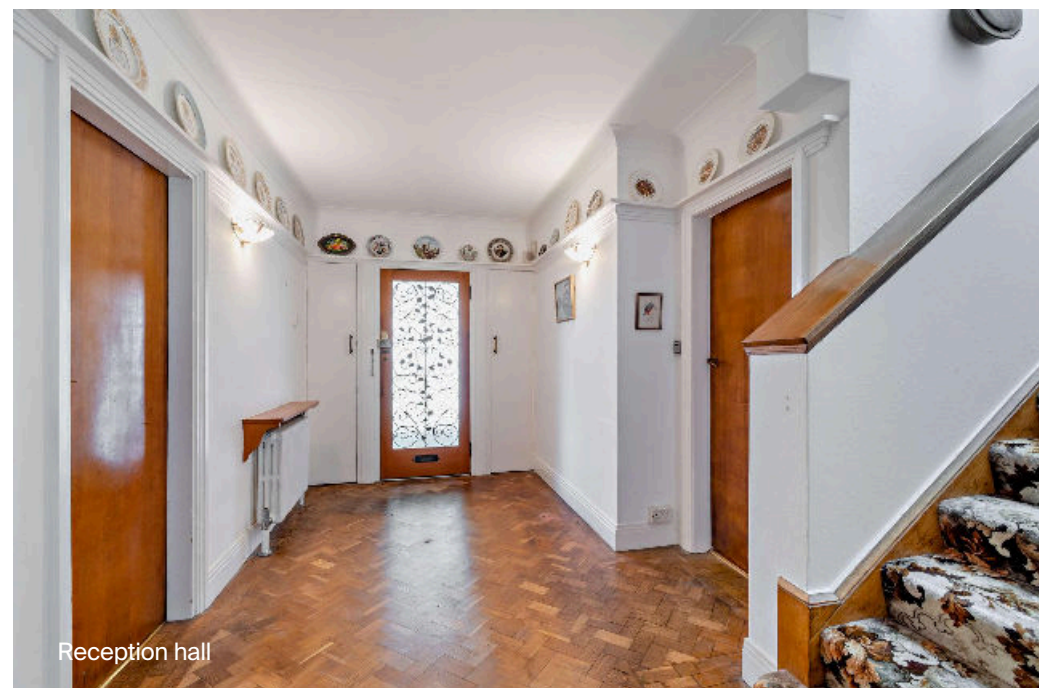
Council tax band: F

Location

Oxford Road is situated a short walk from 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 Moseley Farmer's Market has won awards and has lots of stalls offering a wide range of local produce on the last Saturday of every month.

The delightful Highbury Park is a 10 minute walk away while the renowned Cannon Hill Park is a short drive of 1.5 miles. Both are perfect for scenic walks and activities with the family. Moseley Bog is great for relaxation and is said to be where J.R.R. Tolkien got the inspiration for the forests in The Lord of the Rings saga.

The highly rated Moseley C of E Primary and Junior school is close by and King Edward VI and 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.



70 Oxford Road

Accessed directly from Oxford Road the tarmac in and out drive provides ample parking for multiple vehicles and access to the single garage with coach house style doors. There is side access to the rear gardens through the utility room/garden store at the side of the house.

The front door opens to a bright and welcoming reception hallway. The herringbone solid oak block flooring adds warmth to the space and a matching wooden handrail to the stairs carries this feel upstairs. Doors radiate to the principal reception rooms and there is a useful guest cloakroom/WC.

The large drawing room is light and bright. Three pairs of French doors with window lights above open to the crazy paved patio and provide lovely views of the onward garden. There is a marble art deco-inspired fire surround creating a lovely focal point. The concealed bar and period "media centre" is a delightful find.

Double doors flow through to the dining room. This exquisite, semicircular space enjoys a large walk-in circular bay window providing excellent garden views and ample natural light. An original serving hatch opens to the kitchen.

The large kitchen/breakfast room is fitted with a good range of English Rose wooden floor and wall-mounted units with composite worksurfaces over. Although the kitchen would benefit from modernisation (refitted in 1980s) its fabulous period feel could easily be updated without losing its current charm.

The space flows through to a small corridor leading back to the reception hallway creating a full loop of the ground floor accommodation. A door from here to the left provides access to the glass-roofed walkway connecting the front drive to the rear gardens. This space offers superb flexibility in its use and currently functions as a utility room with space for larger appliances and storage for garden equipment.

The large study/home office sits at the front of the house. Fitted glass-fronted shelving with cupboards below offer ample storage.



Drawing room



Dining room



Drawing room

Kitchen



Kitchen



Utility room/garden store



Home office/study

Upstairs

A turning staircase rises to the first floor. A large window floods the stairwell with natural light and can also be enjoyed from the small gallery to the landing area. There is also an overhead skylight. From here all five of the bedrooms can be accessed along with the family bathroom with a separate WC.

The principal bedroom sits directly above the dining room. French doors open to an incredible semi-circular balcony continuing the symmetry from downstairs. This is the perfect location to take in the garden view and enjoy a morning coffee. The central wardrobe contains a vanity basin.

There are a further four bedrooms, all have built-in wardrobe storage and two have vanity basins.





Bedroom two



Bedroom three



Bedroom four



Family bathroom

Gardens

The private tranquil gardens are delightful. A York stone crazy paved patio next to the house provides a lovely sheltered seating area, perfect for alfresco dining in the warmer sunnier months. The mature planted borders provide privacy and year-round interest.

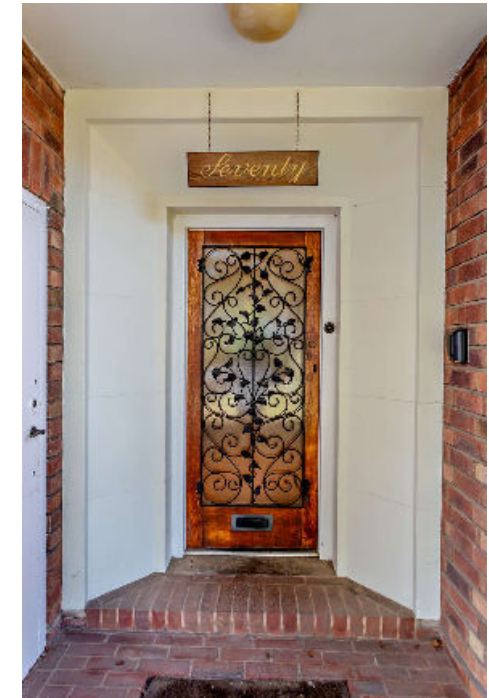
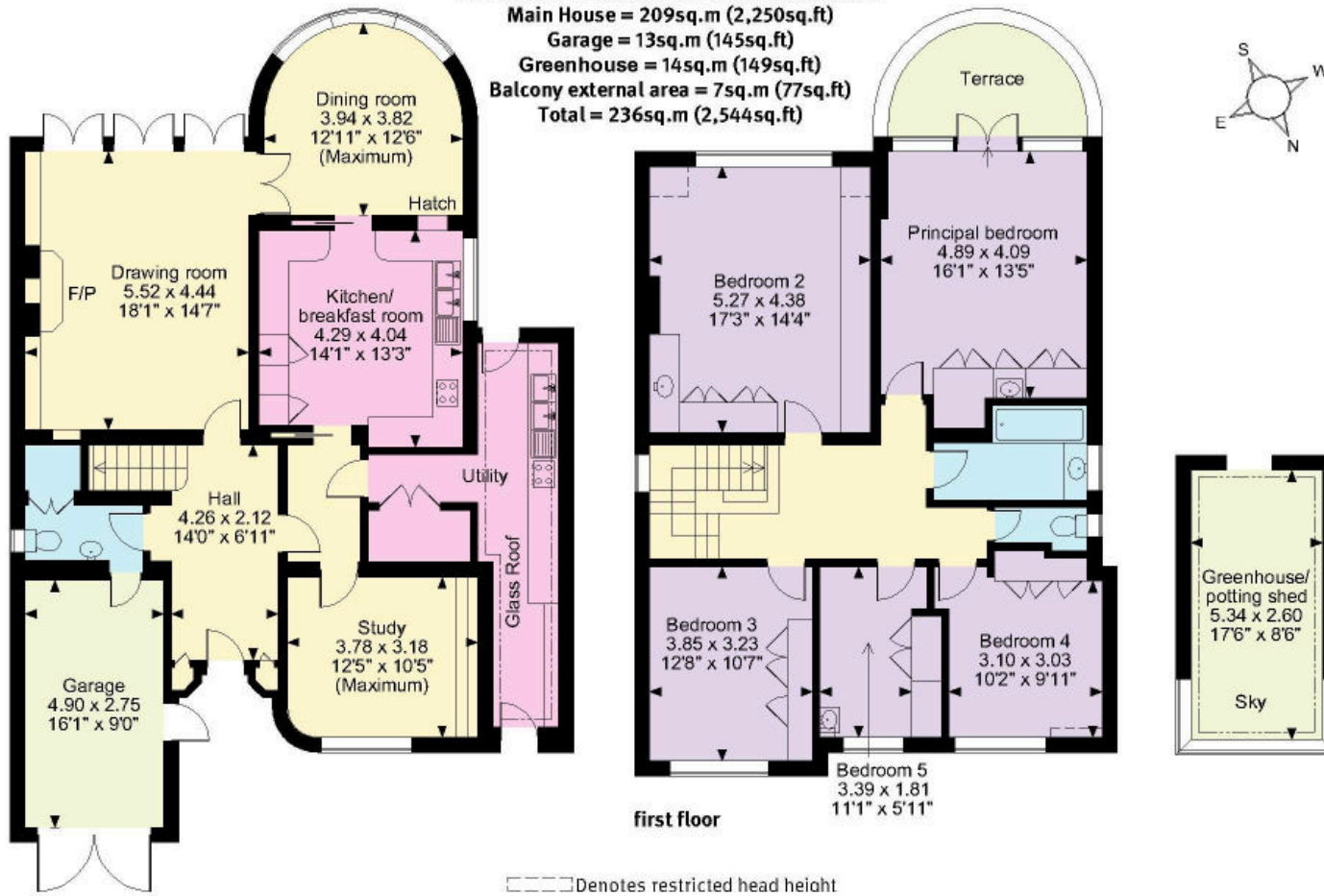
A path leads to the bottom of the garden where there is a large, part-built greenhouse/potting shed that could easily be put back into use.

Services

Mains water, electricity, gas and drainage



Oxford Road, Birmingham
APPROXIMATE GROSS INTERNAL FLOOR AREA
 Main House = 209sq.m (2,250sq.ft)
 Garage = 13sq.m (145sq.ft)
 Greenhouse = 14sq.m (149sq.ft)
 Balcony external area = 7sq.m (77sq.ft)
Total = 236sq.m (2,544sq.ft)



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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 September 2023. Photographs and videos dated September 2023.

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