



3 Ascot Road, Moseley, Birmingham





3 Ascot Road, Moseley, Birmingham **BI3 9EN**

A handsome and beautifully appointed 6 bedroom family home with a stunning kitchen/dining room and tranquil garden.



Guide price: £1,100,000

Tenure: Freehold

Local authority: Birmingham City Council

Council tax band: G





Location

Ascot Road is situated a short, 5 minute 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 a local farmers market.

Edgbaston Cricket Ground, the Midlands Arts Centre and Cannon Hill Park are all just over a mile away.

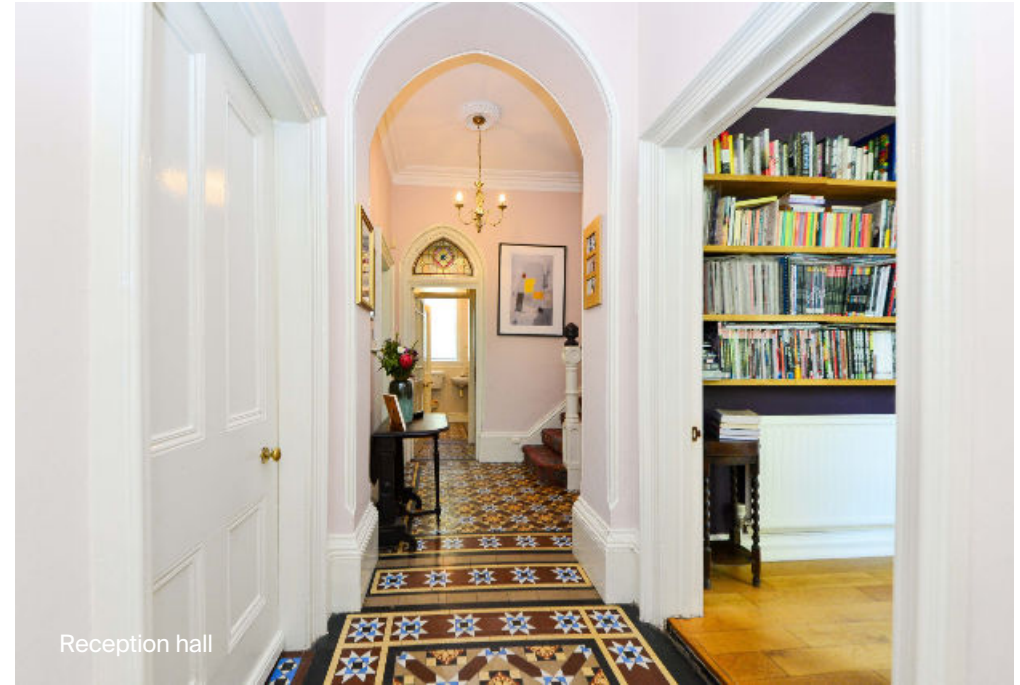
The highly rated Moseley C of E Primary school is 4 minutes' walk and King Edward VI Camp Hill Grammar Schools are 1.5 miles away. The University of Birmingham is 2.5 miles and Queen Elizabeth Teaching Hospital is 4 miles.

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 15 minutes by car to Solihull railway station where there is plentiful parking and the onward route to Marylebone. Birmingham International Airport and the NEC are 25 minutes by car.

The property

This handsome attached red brick Victorian home has been lovingly updated by the current owners, the attention to detail is evident throughout. Beautifully appointed the property retains many of its wonderful period features including a stunning Minton tile floor to the reception hall; wide skirting, high ceilings, decorative plaster coving and ceiling mouldings, functioning picture rails, open fireplaces and large walk-in bay windows.

Approached directly from Ascot Road the driveway provides ample parking and a separate gated entrance provides further parking and access to the single, integral garage providing parking for a further vehicle or excellent storage.



Reception hall



Reception hall



Drawing room

The front door is set within an arched doorway with the original stained glass fanlight window above, typical of the period. The entrance vestibule flows through an inner door and opens to a light and spacious reception hallway. The stunning Minton tile floor extends from the vestibule through to the L-shaped reception hallway and provides much character and warmth to the space. From here doors radiate to the principal reception rooms and the side garden. There is a useful guest cloakroom/WC. Stairs rise to the first floor and also down to the cellar and garage on the lower ground floor.

The drawing room sits at the front of the house. A wonderful walk-in bay window provides views to the front aspect and floods the room with natural light. The period open fireplace with marble surround creates a lovely contrast and is another focal point for this warm and inviting room.

The sitting room is located at the rear of the house. This elegant and comfortable room enjoys a walk-in bay window with inset French doors opening to the beautiful cobbled sun terrace and pretty rear garden. The period open fire place with marble surround is provides a lovely focal point.



Sitting room

The large and comfortable home office/study sits at the front of the house. Fitted with a superb range of shelving and a cupboard next to the chimney breast there is ample space and storage.

The superb kitchen/dining room is the heart of this fabulous home. Completely rebuilt and refitted by the current owners the impeccable kitchen is fitted with an excellent range of bespoke cabinetry with complimenting Arabescato Carrara marble work surfaces over, providing ample workspace for any budding chef. The gorgeous cream Aga is a wonderful feature. An integrated and somewhat hidden pantry cupboard opens to provide superb storage. There is a good range of integrated appliances with the benefit of underfloor heating.

There are bi-fold doors to two sides of the room opening the entire dining area to the sun terrace and garden beyond. A large overhead lantern window floods the space with light.



Home office/study



Kitchen/dining room



Kitchen/dining room



Pantry cupboard



Kitchen/dining room



Drawing room



Upstairs

A staircase from the reception hallway rises to the first floor landing. From here four of the six double bedrooms are located along with a family shower room and family bathroom.

The principal bedroom is an elegant and relaxing space. Located at the rear of the house a window provides delightful views of the garden.

Bedroom two sits at the front of the house with a large window overlooking the front aspect and a feature fireplace.

Bedroom three is also very spacious and sits at the front of the house. There is a feature fireplace with floor to ceiling cupboards providing ample fitted wardrobe space to either side of the chimney breast.

Bedroom four is currently used as an additional dressing room but is easily incorporated back in to the bedroom accommodation.

The family shower room sits next to the principal bedroom and a separate family bathroom sits on the opposite side of the landing.

A further flight of stairs rises from the first floor landing to the second floor where there are a further two double bedrooms. There is a well-fitted shower room with a separate WC with a wash hand basin directly opposite.

There is a large useful linen closet and access to the loft storage from here.

There is a second floor kitchenette with a sink, space for a fridge/freezer and counter space for food preparation. There is access to the eaves storage providing further additional space. The second floor is ideal for a teenage family member seeking a little more independence.



Principal bedroom



Family shower room



Bedroom two



Bedroom three



Bedroom five



Family shower room (second floor)



Bedroom six



Second floor kitchenette

Gardens

The idyllic garden is a haven of peace and tranquillity. The excellent cobbled sun terrace patio provides a superb flow from the internal accommodation to the gorgeous garden space.

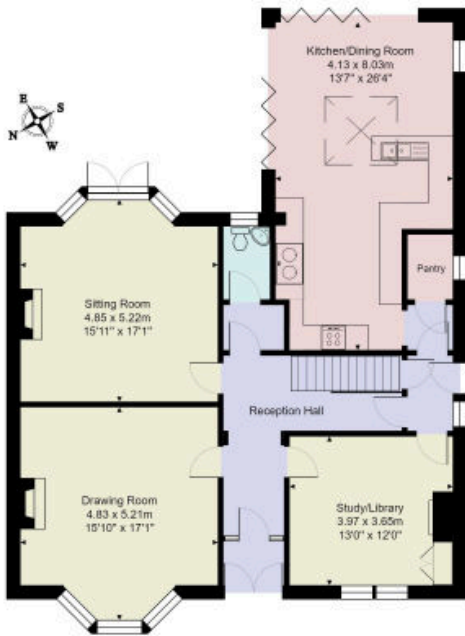
Part walled and very private the sun terrace flows in to a lawned area with mature planted borders to either side. A lovely meandering gravel and cobble stone path leads to the bottom of the garden where the shade provides cool and a comfortable spot to enjoy the summer heat in peace.

Services

Mains water, electricity, gas and drainage



Ground Floor
Area: approx 117.7 m² ... 1267 ft²



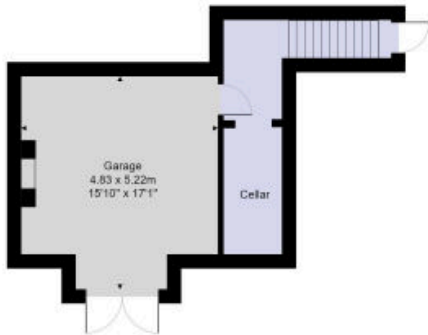
First Floor
Area: approx 93.2 m² ... 1004 ft²



Second Floor
Area: approx 71.7 m² ... 772 ft²



Lower Ground Floor
Area: approx 34.2 m² ... 369 ft²



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Total Area: approx 316.9 m² ... 3411 ft²

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





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I would be delighted to tell you more

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Particulars dated August 2024. Photographs and videos dated August 2024.

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