



7 Cambridge Road, Moseley, Birmingham

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## 7 Cambridge Road, Moseley, Birmingham **BI3 9UE**

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A handsome and beautifully appointed 7 bedroom family home with the most magical of gardens extending to 0.26 acres.



**Guide price:** £1,495,000

**Tenure:** Freehold

**Local authority:** Birmingham City Council

**Council tax band:** F









## Location

Cambridge Road is situated approx. 1.2 miles 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 2 miles away.

The highly rated Moseley C of E Primary school is a short walk and King Edward VI Camp Hill Grammar Schools are nearby. The University of Birmingham is 3.3 miles and Queen Elizabeth Teaching Hospital is 4 miles.

It is around a 15 minute 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. Birmingham International Airport and the NEC are 25 minutes by car.

## The property

Approached directly from Cambridge Road this handsome and imposing Victorian family home sits behind a low-level red brick wall. Double gates open to the private block paved drive providing parking and access to the sizeable garage.

The property is beautifully appointed and cleverly updated in a contemporary style whilst retaining its period character and charm. Many period features inside and out include stained glass windows, ornate ceiling roses, deep skirting, picture rails, marble fireplaces and a magnificent Minton tile floor.

The front door opens to an inner vestibule. The internal front door is impressive with beautiful stained-glass panels to the door and the surround and opens to the grand reception hallway with a stunning Minton tiled floor. Doors radiate from here to the principal reception rooms with a rear hallway wrapping around the staircase and providing access to the superb kitchen/dining/family room and useful guest cloakroom/WC.







Sitting room

The stunning dual aspect sitting room is located at the front of the house. A walk-in bay window with shutters provides ample natural light and views of the front aspect. To the rear of the room French doors (also with shutters) provides a lovely view of the rear garden and open to a delightful rear storm porch, perfect for sitting and enjoying the garden. Beautifully appointed and with a pale herringbone parquet flooring which adds warmth to the space. The large and eye-catching marble fireplace has an in-set log burning stove providing a super focal point and a cosy feel in the cooler winter months.

The formal dining room with a walk-in bay window overlooking the front aspect is perfect for dinner parties and larger family gatherings. The marble fireplace with open fire provides a lovely feature.

The well equipped study/home office enjoys a rear garden view. There is a fitted desk, an ideal size for two people to work comfortably and ample shelving for storage. A rear door off the reception hall opens directly to the rear garden.



Dining room

The kitchen/dining/family room is the true heart of this remarkable home. There is a delightful informal dining area, ideal for everyday use, a window to either side provides ample natural light and a door provides direct access to the side terrace.

The accommodation flows through to the superb kitchen area. Six overhead Velux windows flood the space with natural light and bi-fold doors open to the sun terrace, perfect for outdoor dining. The kitchen is incredibly well fitted with a superb range of country kitchen style units with complimenting granite worksurfaces over. A range style cooker with extractor over and integrated appliances provide the perfect space for any budding chef. The large central island unit provides further storage and preparation space along with a breakfast bar. The family area provides a super space for relaxing before or after dinner. There is a separate utility room off the hallway for the larger appliances.

A door next to the staircase leads down to the cellar which has been beautifully converted. There is a large steam room and a wine cellar.









Study



Family area



Sitting room



View from kitchen



Music studio



Steam room





Dining area



Kitchen/dining/family room



Kitchen



Utility room



Kitchen



Sitting room



## Upstairs

A turning staircase rises from the reception hallway to the large first floor landing. Four pretty stained glass picture windows create a wonderful feature over the staircase. Four of the seven beautifully appointed double bedrooms are located here along with a family bathroom.

The principal bedroom suite is a spacious and elegantly appointed. Sitting at the front of the house there are views over the front aspect. There is a walk-in dressing room providing ample wardrobe storage and through to the sumptuous en suite bathroom with gorgeous claw foot roll top bath. There is a WC with high level Victorian style cistern and a wash hand basin.

Bedroom two also sits at the front of the house with views over the front aspect. The lovely Victorian fireplace creates a super focal point.

Bedroom three sits at the rear of the house and enjoys garden views.

Bedroom four enjoys garden views with a window overlooking the rear and two Velux windows making the space light and bright.

The family bathroom is well fitted with wood panelling to the walls and a fabulous polished roll top copper bathtub. There is a separate double shower, a WC and a wash basin.

A further flight of stairs rises to the second floor where the remaining three double bedrooms are located along with a family shower room.

Bedroom five is a large double room with ample eaves storage and an en suite bathroom with a claw foot roll top bath, WC and wash basin.

Bedrooms six and seven share a family shower room and both bedrooms enjoy ample eaves storage.



Principal bedroom



Principal bedroom en suite













## Outbuildings

There is a superb, brick-built music studio in the garden. Fully soundproofed this remarkable space is perfect for amateur or professional musicians.

## Gardens

Simply outstanding! The gardens at 7 Cambridge Road extend to 0.26 acres and are magical, practical and a very enjoyable outdoor space. Private and tranquil the central sun terrace patio is accessible from the kitchen/dining/family room and provides a sunny place to entertain or enjoy the garden with family.

A gravelled courtyard with topiary edged beds accessed from the French doors to the sitting room provides a lovely peaceful spot.

From the sun terrace steps rise to two lawned areas hugged by oiled brick pathways with superb planting to the borders creating colour and interest. A solid fuel fired hot tub is nestled to one side, private and not overlooked it's a wonderful spot for relaxation.

A gate towards the bottom of the garden opens to a wonderful vegetable plot with raised bed planters, a greenhouse and a brick built potting shed. There are a number of producing fruit trees throughout the gardens.

## Services

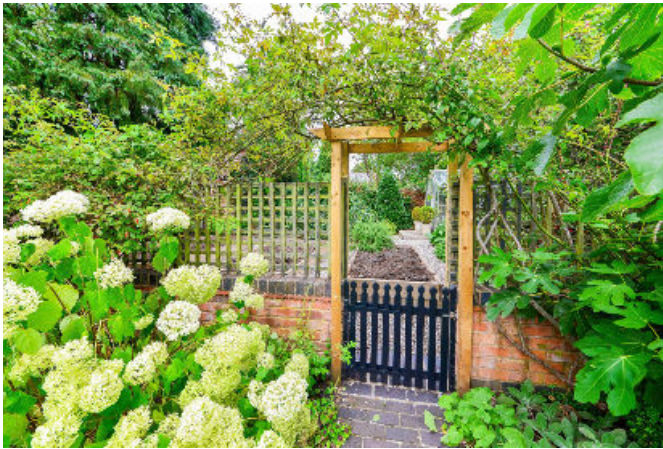
Mains water, electricity, gas and drainage



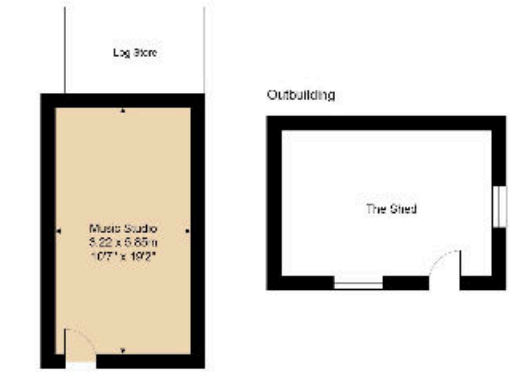
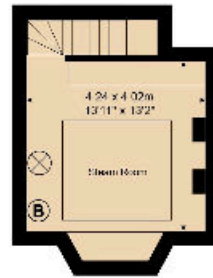
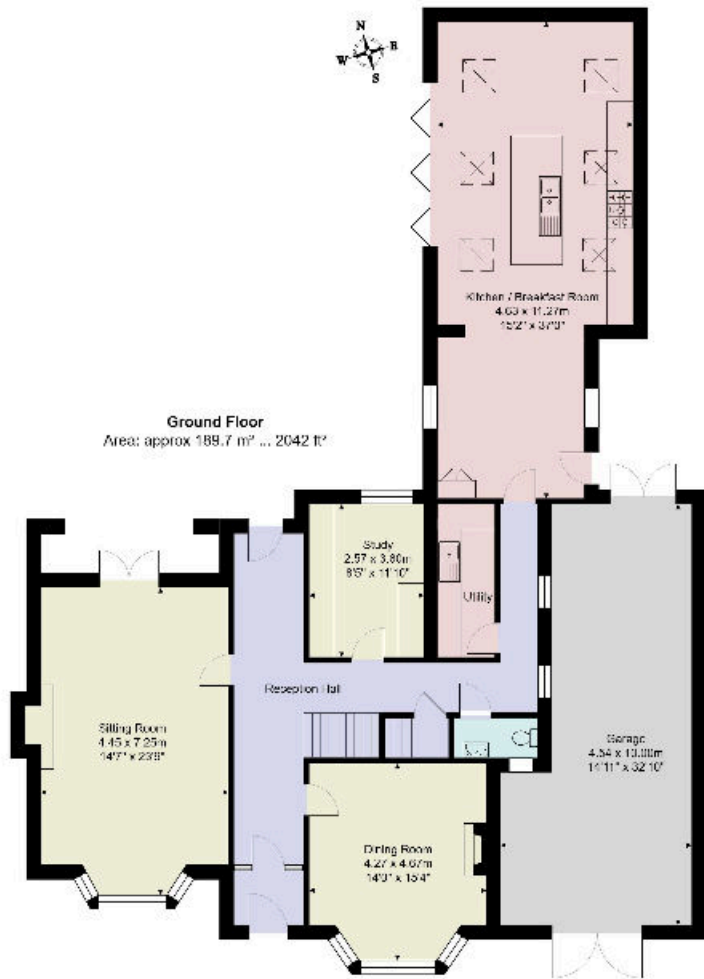












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Total Area: approx 422.3 m<sup>2</sup> ... 4545 ft<sup>2</sup> Including Coloured Areas Only

Note - White fill areas are excluded from Area figures

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





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