



17 Salisbury Road, Moseley, Birmingham **BL3 8JS**



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A beautifully appointed Victorian family home, offering extensive living accommodation of 4926 sq ft (457 sq m) in total. The property is set in delightful south facing gardens and is within walking distance of Moseley village amenities.



Guide price: £1,395,000

Local authority: Birmingham City Council

Council tax band: G

The Property

The property offers a wealth of period features including Minton flooring, stained glass windows, decorative ceiling mouldings and stunning fireplaces. Traditional features are combined with modern fittings such as under floor heating and solar panels. The spacious accommodation is set over 3 floors and offers flexible accommodation ideal for family life.

The property is approached via a generous driveway and steps rise the front entrance door. The central hallway features Minton flooring and doors radiate to the principal reception rooms including a Sitting room, Living room and Study. The property also benefits from a pantry and ground floor shower room.

The stunning extended Kitchen and open plan dining family room overlooks the rear garden. There is a range of fitted cabinetry with central island in addition to a spacious dining area with lantern roof light creating a bright open space flooded with natural light. This area is excellent for entertaining and the curved design of the doors leading out to the rear garden provides stunning architectural interest. There is also a walk in Butlers pantry and separate utility room.

From the first floor landing, there is a superb principal bedroom suite complete with en suite shower room and walk in dressing room with a range of fitted wardrobes.

Bedroom 2 is of excellent size and is currently used as a games room/sitting room. The lantern roof window is a particular feature and allows the room to be flooded with natural light. There are 2 further bedrooms to this floor in addition to a spacious bathroom with roll top bath and shower.

On the second floor, a landing leads off to bedrooms 5, 6 and 7 which are served by a further shower room.





A beautifully appointed Victorian family home offering extensive living accommodation



Gardens & Grounds

The house is set behind a low-level brick wall and the front driveway provides ample parking facilities. The garage offers further excellent space and benefits from a mezzanine storage area. There is a lovely courtyard area to the side of the house with access from the utility room and front driveway, this provides a further useful area with access to the garage and also leads further to the beautiful mature rear gardens.

The delightful rear gardens are south-facing and enjoy a private aspect. To the bottom of the garden there is an orchard. With a good expanse of lawn area and well stocked mature borders the garden is superb feature. The total plot extends to 0.44 acres.



Location

Salisbury Road is a few minutes 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 close by 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 8 minutes by car to Five Ways railway station. Birmingham International Airport and the NEC are 25 minutes by car.

Distances

Moseley village centre 0.3 miles, Central Birmingham 4.2 miles, M6 (J6) 6.3 miles, Birmingham Airport/NEC 10 miles
(distances and times approximate)

Services

Mains water, drainage, gas and electricity.

Viewings

All viewings must be made strictly by appointment only through the vendors' sole selling agents, Knight Frank.





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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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