



163 RUSSELL ROAD, MOSELEY, BIRMINGHAM

B13 8RR





# A STUNNING FAMILY HOME EXTENDED AND RENOVATED

A beautifully appointed residence with spacious accommodation,  
situated on a delightful plot of 0.38 acre on the well regarded Russell  
Road within Moseley Conservation area.



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EPC

D

Local Authority: Birmingham City Council

Council Tax band: G

Tenure: Freehold

Guide Price: £1,750,000

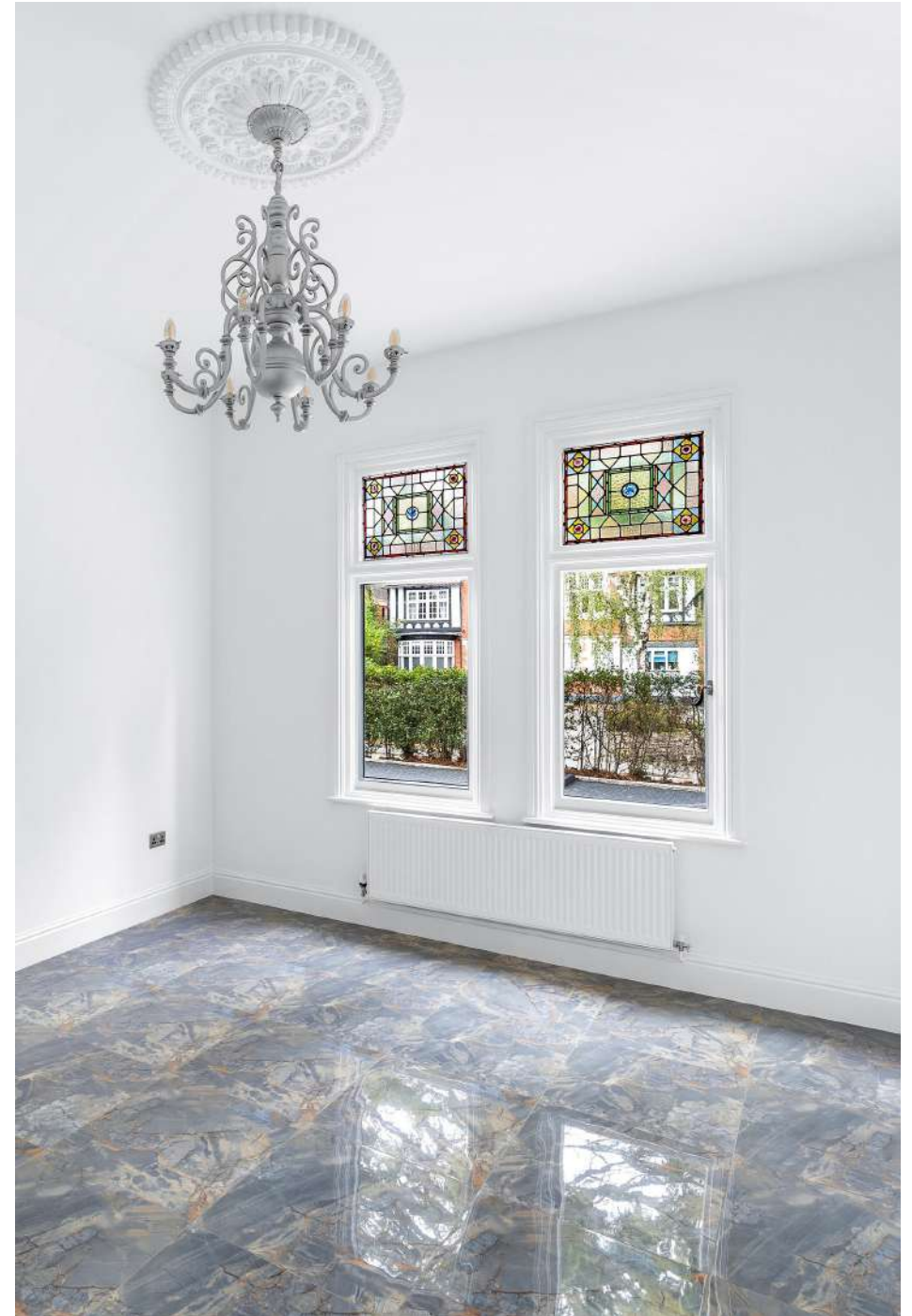




## 163 RUSSELL ROAD, MOSELEY

Set back from the road, the property is approached via a spacious block paved driveway providing ample parking facilities for multiple vehicles and access to the garage.

The property offers substantial accommodation with a flexible layout extending to 5279 sq ft in total (490.5 sqm). The property itself is entered via a canopy storm porch with beautiful stained leaded light windows and tiled steps. From here the reception hallway is grand and welcoming with high ceilings, tiled flooring and a beautiful and elegant staircase. Doors radiate from the hallway to the principal reception rooms.









The spacious Drawing room benefits from a great amount of natural light with window overlooking the front aspect and further window and French doors leading out to the rear terrace. There is also a further sitting room which could be used as a study or playroom as required. There are beautiful traditional features throughout the house including stained glass, ceiling roses and deep skirting boards. These period features combine with contemporary and stylish fittings to create a stunning family home.

A particular feature is the extended open plan kitchen/ dining/ family room to the rear of the property which enjoys access and views over the rear garden. The kitchen is fitted with a range of fitted cupboards, appliances and central island breakfast bar. There is a separate utility room/ 2nd kitchen and a further laundry room providing excellent practical space ideal for family living.

This generous room offers ample open plan space for a variety of furniture layouts and flexibility in use and is complete with a fitted media unit to compliment the kitchen and also benefits from a great amount of natural light from the roof lantern and bi-fold doors to the garden.





From the hallway, an elegant staircase rises to the first floor accommodation where there are four generous bedroom suites all with en-suite facilities.

There is a further bedroom 5 that would make an ideal study or hobby room if required. To the 2nd floor, there are two further bedrooms both with en-suite facilities. The basement also offers excellent space ideal as a work from home area or home gym as there is also a shower room facility.

Set within a 0.387 acre plot, the rear garden is laid predominantly to lawn with mature trees and also features a large terrace area.

Local amenities in Moseley Village 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 very convenient. The University of Birmingham and Queen Elizabeth Teaching Hospital are both accessible. Birmingham City Centre lies about 2.5 miles away 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 around 25 minutes by car.















163 Russell Road, Moseley, Birmingham, B13 8RR.

Total Area: approx 490.5 m<sup>2</sup> ... 5279 ft<sup>2</sup>

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



We would be delighted  
to tell you more.

Sarah Briggs  
0121 233 6468  
sarah.briggs@knightfrank.com

**Knight Frank Birmingham**  
103 Colmore Row, Birmingham  
B3 3AG

[knightfrank.co.uk](https://knightfrank.co.uk)

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