



**43 ST AGNES ROAD**  
MOSELEY, BIRMINGHAM B13 9PJ

**Robert Powell**  
RESIDENTIAL SALES & LETTINGS

# 43 ST AGNES ROAD

MOSELEY

£1,395,000

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A handsome Victorian property offering beautifully refurbished accommodation set over three floors (plus cellar) extending in all to some 4,113 sq ft (362 sq.m.). Having four reception rooms, high specification kitchen, contemporary glazed garden room, principal bedroom suite with dressing room and en suite, 4 further double bedrooms (1 with en suite) and a house bathroom. Large driveway, integral garage, all set in stunning south-facing gardens with a total plot of approx. 0.35 acre.

## Situation

St Agnes Road is a highly regarded Moseley address, boasting an impressive mix of Victorian and early 20th Century Arts and Crafts Edwardian houses. Set around the beautiful St Agnes Church, the locality is quiet, well kept, and attractively set. Nearby Moseley Village has a choice of bars and restaurants and a variety of convenience shopping which, combined with excellent local schools and leisure facilities, make it one of Birmingham's most sought after suburbs.

## Description

43 St Agnes Road is a most attractive late Victorian semi-detached family home which has been comprehensively refurbished and modernised by the present owners over the last 10 years. With 4,113 sq ft (362 sq.m.) of beautifully presented accommodation over three floors, plus a cellar, this substantial house is ideal for family life and for entertaining.

## Accommodation

The house is entered via timber double doors into an enclosed entrance porch. A part-glazed inner door with decorative stained and leaded glass surround leads into the impressive reception hall which has a beautiful Minton tiled floor and decorative plaster arch above the staircase.

The front reception room is presently used as a dining room and has a wide triple sash bay window, oak flooring, decorative strapwork ceiling, and a modern fireplace with coal





effect gas fire. The living room is to the rear and has glazed sliding doors opening into the garden room, and a modern wood burning stove set within an attractive fireplace. Adjacent to the living room is the cosy sitting room/snug which also has glazed sliding doors into the garden room. The fourth reception room is presently used as a home office and has wood flooring and a charming cast iron fireplace with decorative tiled slips.

The kitchen is the modern centerpiece of the house with its sleek design and sociable island unit with breakfast bar. The majority of the rear elevation of the kitchen is made up of glazed sliding doors providing a lovely outlook over the garden. Further natural light floods in via a large roof lantern and two Velux rooflights. There are extensive white gloss handleless fitted units with white Quartz work-tops and quality integrated appliances including two Siemens ovens and a microwave oven with warming drawer beneath, full height fridge and freezer, dishwasher, Siemens induction hob and separate gas wok burner, De Dietrich retractable downdraft extractor. There are two stainless steel sinks with mixer tap and separate boiling water tap.

An opening off the kitchen leads through into the large glazed garden room which was added on to the back of the house by the present owners and which links the kitchen to the two rear reception rooms. Sliding doors open into the garden and the room is warm and inviting in the winter with quality double glazing as well as under-floor heating (which also runs into the kitchen), whilst solar reflective glass helps to keep the room cooler in the summer.

The first floor accommodation is accessed via an attractive staircase with a stunning stained glass decorative window on the half landing. The principal bedroom suite spans the entire width of the rear elevation of the house and includes a large double bedroom with lovely views over the garden and beyond. There is a built-in dressing table and fitted shelving which is concealed behind wardrobe doors. An opening off the bedroom leads into a superb dressing room (formerly a double bedroom) which has extensive fitted wardrobes. The dressing room leads through to a luxury en suite with large walk-in shower enclosure, double ended bath, wall-hung WC,





over-sized wash basin with fitted storage units, travertine tiled floor with electric underfloor heating, part travertine tiling to the walls.

Bedroom Two is a well-proportioned double room with a wide triple sash bay window to the front, and a smart en suite shower room with corner shower enclosure, WC, wash basin set into a vanity unit, tiled floor and part tiled walls. Bedroom Three is a presently used as a study but would make for a comfortable double room with sash window to the front.

On the second floor is a landing with access to a large loft storage room with power and lighting. There are two further generously sized double bedrooms on this floor (one to the front, one to the rear) which are served by a modern shower room with corner shower enclosure, wash basin with vanity unit, WC, tiled floor with electric underfloor heating and fully tiled walls.

#### Outside

To the front of the property is a substantial brick paved driveway providing off-road parking for multiple vehicles. There is an integral garage to the left hand side with timber double doors. The garage has a door leading into the house and doubles as a utility room having a fitted sink unit and space and plumbing for a washing machine and tumble dryer.

To the rear is a spectacular south-facing garden which stretches some 240 feet (76m) from the back of the house. There is a large paved terrace, beyond which is a substantial free-form lawn with well-stocked mature borders either side and a rockery with pond. To the mid point of the garden a pergola leads though to a second area of lawn with summer house and a further pergola leads to the lower section of garden where there is a further lawn and timber stable/shed for garden storage. To the rear boundary is a gate that leads into the Moseley Ashfield Cricket club pitch and pavilion where a modest annual membership fee enables access to the pavilion bar facilities.

#### General Information

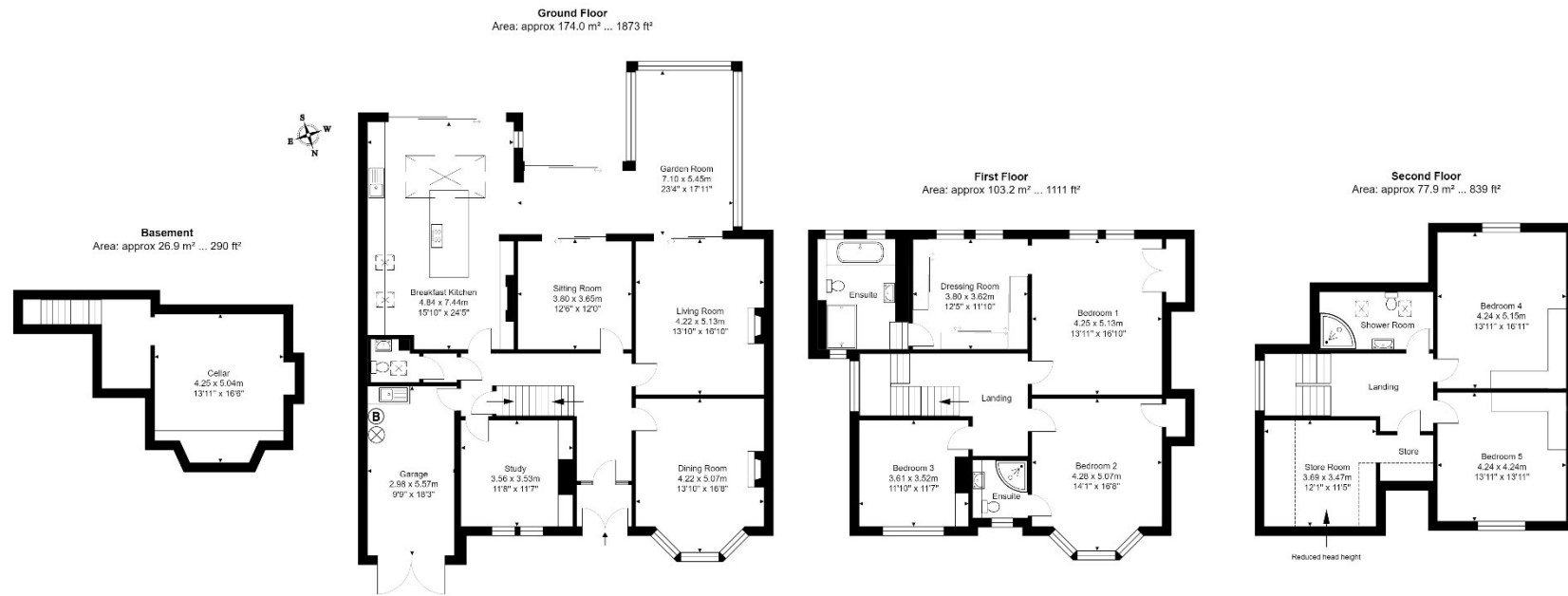
**Tenure:** We understand the property is Freehold.

**Council Tax:** Band G.

Published May 2024







43 St Agnes Road in Moseley

Total Area: approx 382.1 m<sup>2</sup> ... 4113 ft<sup>2</sup>

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



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

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