



43 MOOR GREEN LANE

MOSELEY, BIRMINGHAM B13 8NE

Robert  Powell
RESIDENTIAL SALES & LETTINGS

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£1,100,000

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An attractive Arts and Crafts 6 bed detached house situated in a most desirable location. Beautifully refurbished and cleverly extended accommodation extending in all to around 2,878 sq ft including 3 reception rooms, dining kitchen, master bedroom with en suite, five further bedrooms and two further bathrooms. Gated driveway, integral garage, beautifully landscaped garden with home office pod.

Situation

Moor Green Lane is a popular address in Moseley, located some 3 miles to the south of Birmingham City Centre. The property is approximately half a mile from the entrance to Cannon Hill Park making this an ideal location for young families. The property falls within the catchment area for the much sought-after King Edward VI Camp Hill Grammar School which is one of the country's leading non-fee paying schools. Shops, bars and restaurants can all be found in nearby Moseley Village which is around half a mile distant. Also within half a mile is the new Kings Heath railway station which is nearing completion and will provide direct access to Birmingham New Street Station, approximately 11 minutes down the line.

Description

43 Moor Green Lane is a beautiful Arts and Crafts style detached house which combines charming character with a modern finish. The present owners undertook a comprehensive refurbishment of the property several years ago and spared no expense to make this a comfortable and enjoyable family home to live in. The refurbishment included new high quality leaded light double glazed windows set into the original casements to maintain the appearance of the property. The central heating and hot water system was replaced and includes a modern Worcester boiler and pressurised hot water cylinder as well as a Honeywell Home smart heating system. The kitchen was extended to the rear and an excellent loft conversion added a superb sixth bedroom with en suite. The house is finished in calm, neutral colours throughout and is beautifully presented and immaculately maintained.





Accommodation

On The Ground Floor

The accommodation is set out over three floors and extends in all to approximately 2,878 sq ft (267 sq m). The house is entered via a modern frameless glass porch with original oak and leaded glass inner front door leading into the reception hall. The hall has oak flooring, a useful cupboard under the stairs, a dedicated area for hanging coats also with fitted shoe racks and leading into the guest cloakroom WC.

The living room has a large bow window to the front and is bursting with character, having a remarkable oak pannelled inglenook fireplace with wood burner, and exposed beams to the ceiling adding a further feature.

The rear reception room serves as a second living room and has a bow window and glazed door to the rear, exposed floor boards, exposed ceiling beams, and a fireplace with coal effect gas fire.

The third reception room has a bay window to the front and is presently a music room but would make for an ideal playroom, snug, or study if required.

The dining kitchen is situated to the rear and enjoys delightful views of the garden via two windows and a set of glazed double doors. Two Velux rooflights above the kitchen area provide additional natural light. The kitchen itself is fitted with good quality Shaker style units with sleek white composite worktops and a double Belfast style sink with mixer tap. There is a Bosch integrated dishwasher, a Rangemaster cooker with five ring gas hob, twin electric ovens, and separate grill. A fitted dresser unit to one wall contains an integrated Meile coffee machine, and Meile combination microwave oven. The kitchen and dining areas are separated by a wood-topped island with additional fitted units beneath.

A door off the kitchen leads into the utility room which has Belfast style sink with mixer tap, space and plumbing for a washing machine, Velux rooflight, and door leading into the garage.

On the First Floor

The master bedroom has bow window to the front enjoying fine views over open playing fields, and extensive fitted wardrobes to one wall. The modern en suite has WC, wash basin, shower enclosure, clever alcove storage with fitted drawers, and electric under floor heating.





There are four further bedrooms on this floor, three of which are double-sized rooms and one with fitted wardrobes. These bedrooms are served by a beautifully appointed house bathroom with free-standing roll-top bath, twin wash basins set into fitted vanity unit, WC, separate shower enclosure, fitted airing cupboard, and electric under floor heating.

On The Second Floor

A well thought out loft conversion has created an additional large double bedroom which has lovely views over the rear garden and beyond via a dormer window. There is an en suite bathroom having bath, WC, and wash basin. Off the stairs to the second floor is an access point to a large loft storage area which fills the front gable and is fully boarded and has power and lighting.

Outside

To the front, set behind electrically controlled gates, is a pretty fore-garden and a gravelled driveway providing parking for three cars. To the left hand side of the house is the integral garage.

To the rear is a thoughtfully landscaped garden which includes a paved patio running the full width of the house, beyond which is a good-sized lawn flanked with neat and well-stocked borders. Beyond the lawn is a more formal garden with pergola, box hedging, and ornamental planting. There is a paved seating area framed by a further pergola creating an inviting space for outdoor entertaining and relaxing. Adjacent to the seating area is a substantial timber garden room which is presently used as a home office and has electric heating and a wired internet connection. Also situated in this lower section of garden is a barked play area with timber climbing frame and playhouse. There is a timber shed for garden storage and further garden storage is found to the side of the house where the side passage has been covered to create a lean-to potting shed and store.

General Information

Tenure: We understand the property is freehold.

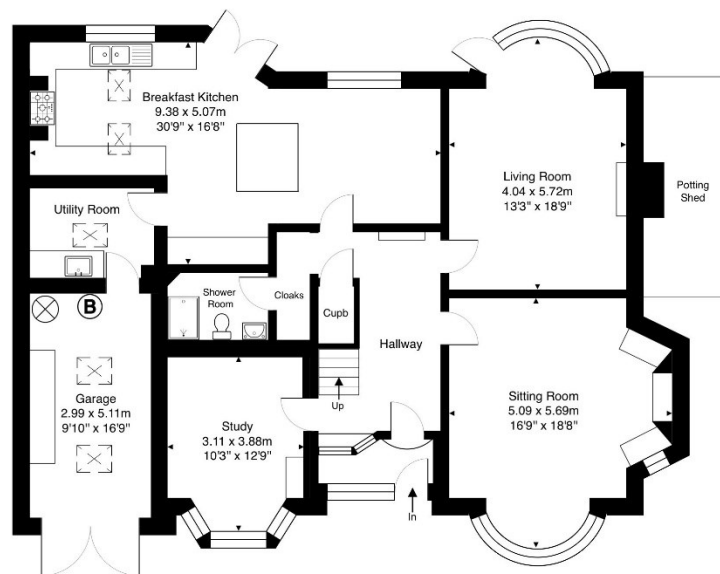
Council Tax: Band G.

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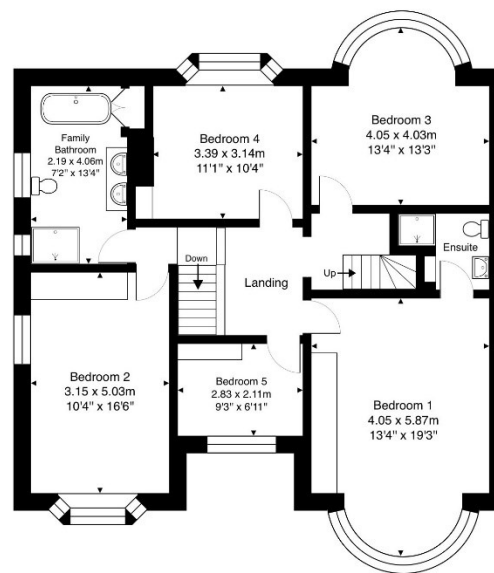




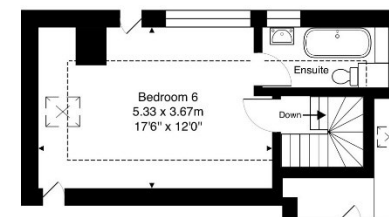
Ground Floor
Area: approx 140.8 m² ... 1516 ft²



First Floor
Area: approx 99.6 m² ... 1072 ft²



Second Floor
Area: approx 27.0 m² ... 291 ft²



43 Moor Green Lane, Moseley,
Birmingham, B13 8NE.

Total Area: approx 267.4 m² ... 2878 ft²

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		81 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

7 Church Road, Edgbaston, B15 3SH
Tel: 0121 454 6930
Fax: 0121 454 3676
Email: sales@robertpowell.co.uk
www.robertpowell.co.uk

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