



**16 AMESBURY ROAD**  
MOSELEY, BIRMINGHAM B13 8LD

**Robert Powell**  
RESIDENTIAL SALES & LETTINGS



# 16 AMESBURY ROAD

£1,295,000

MOSELEY

A beautiful Arts & Crafts 6 bedroomed detached house in one of Moseley's most desirable roads.

## Situation

Amesbury Road 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 Cannon Hill Park, and less than 500m from the Salisbury Road entrance to Moseley Private Park. 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 less than half a mile distant.

## Description

The impressive reception hall has an original Arts & Crafts stained glass window to the front, wooden floor, door to the guest cloakroom with white suite, ornate ceiling cornicing, original fireplace and overmantel with tiled inset and cast iron grate, feature central archway, stairs to the first floor with original balustrade, door to deep under stairs storage/work room and doors to all three reception rooms.

The superb sitting room has a feature walk-in bay window to the front with original stained glass top lights, wooden floor, inglenook recess with two stained glass windows and original fireplace and overmantel with marble inset and hearth with gas coal effect fire, ceiling beading, cornicing and rose.

The living room has a deep walk-in bay to the rear with door to the garden and stained glass top lights, wooden flooring, inglenook with two stained glass windows and marble fireplace and mantel, ceiling beading, cornicing and rose.

The dining room has wooden flooring, ceiling cornicing and roses and panelled door to the bespoke kitchen with an extensive range of panelled base and drawer units with granite and marble work tops over, inset sink unit, island unit with additional sink, matching wall units and glass fronted display cabinets, integrated appliances, panelled recess with marble splash back for

range style cooker and space for fridge freezer. A door leads to the rear garden.

The delightful first floor landing has a feature original stained glass window to the side, door to deep walk-in airing cupboard/dressing room, feature archway, stairs to the second floor and original panelled doors to the bathroom and four double bedrooms.

All four bedrooms on the first floor are double in size and have wooden flooring, ceiling cornicing, and three have feature fireplaces. Bedroom one gives access to a fully tiled en-suite shower room with white suite and remaining three bedrooms are served by the spacious fully tiled house bathroom which has a white suite comprising corner bath, separate corner shower cubicle, two wash hand basins, bidet and low level w.c.

The second floor landing leads to two further double bedrooms both with access to deep under eaves storage space and bedroom five has a fitted double wardrobe and door to a deep fully tiled en-suite shower room with white suite.

## Outside

To the front is a lawned foregarden and brick paved driveway providing excellent off road parking. Further parking is provided by the tandem garage which has vaulted ceiling and inset skylights, double wooden doors to the front, door to the rear garden and door to the gym with mezzanine storage and door to an additional shower room.

To the rear the full width stone flagged terrace has steps leading down to an extensive lawned rear garden with paved side pathway and borders stocked with a wealth of mature shrubs and trees. We have measured the total plot to be in the order of 0.26 acre.

## General Information

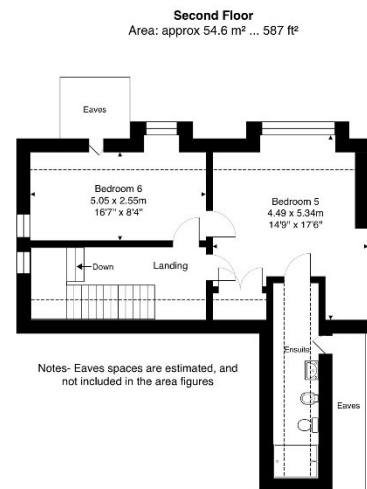
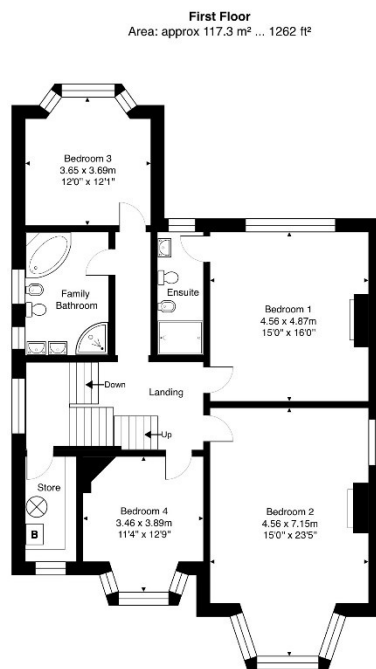
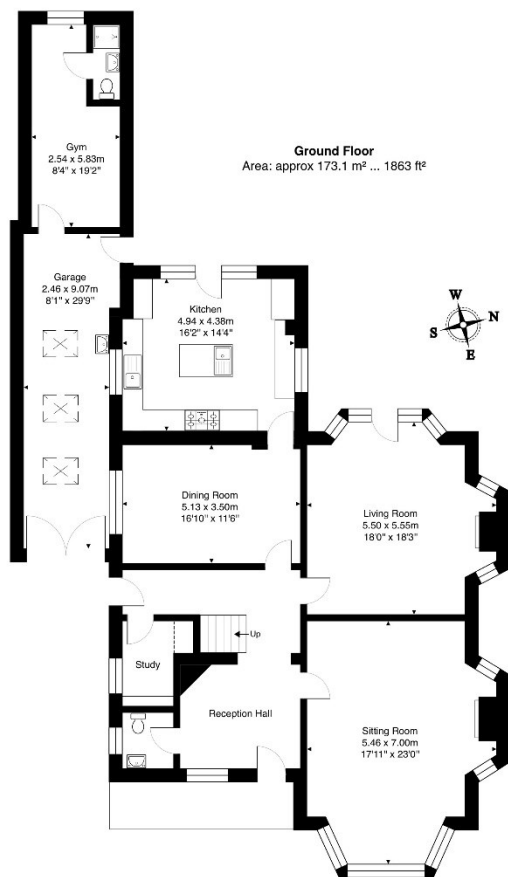
**Tenure:** The property is understood to be freehold.

**Council Tax:** Band G.

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To view this property call Robert Powell on **0121 454 6930**



16 Amesbury Road, Moseley, Birmingham.

Total Area: approx 344.9 m<sup>2</sup> ... 3713 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		76 C
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

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