



**38 AMESBURY ROAD**  
MOSELEY, BIRMINGHAM B13 8LE

**Robert Powell**  
RESIDENTIAL SALES & LETTINGS



# 38 AMESBURY ROAD

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£1,295,000

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A remarkable Arts and Crafts detached house situated in a highly desirable road. Characterful accommodation extending in all to around 4,294 sq ft (399 sq m) including a stunning reception hall, two main reception rooms, breakfast kitchen with family room off, six bedrooms and three bath/shower rooms over the two upper floors. All set in wonderful mature gardens and a total plot of a third of an acre.

## 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 around 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. Moseley Village railway station, which is currently under construction, will provide direct access to Birmingham New Street Station, approximately 10 minutes down the line.

## Description

38 Amesbury Road is an architecturally outstanding detached residence, built in 1911 and displaying a wealth of exceptional Arts and Crafts features throughout. The property offers 4,294 sq ft (399 sq m) of living space and garaging, all set within a beautiful west-facing plot measuring a third of an acre.

The house is entered via a decorative part-glazed outer front door which opens into an enclosed porch with decoratively glazed inner door leading into the impressive reception hall. There is original oak strip flooring and matching oak panelling and ceiling beams, as well as a handsome staircase rising to the first floor. Natural light is provided via two stained and leaded glass windows and a further large stained and leaded









glass window over the stairs. Beneath the stairs is a cloakroom WC and storage cupboard.

The front reception room is beautifully proportioned and currently serves as a dining room and music room. The space comfortably accommodates a dining table for 8 as well as two grand pianos. The room has two focal points; a lovely large stained and leaded glass bay window set beneath an arch to the front, and a grand arched inglenook with dark oak panelling and mantel, stained and leaded glass windows either side, and central fireplace.

The rear reception room enjoys a fabulous outlook over the garden via a wide full-height bow window with central double doors. This room also has a charming recess with mahogany panelling and mantel, decorative windows, and stone fireplace with log burner.

The breakfast kitchen was refitted around 10 years ago and has light grey gloss-fronted units with darker grey Quartz work-tops. There is a central island unit with further storage and preparation space. Integrated appliances include electric oven and four ring gas hob, gas fired Aga, fridge freezer, and dishwasher. The breakfast area has a large picture window providing a delightful outlook to the garden. An opening off the kitchen leads into the family room which is a cosy and informal space to sit and relax. A door off the kitchen leads into a glazed walkway/lobby which has sliding doors to the garden and which also leads to a utility room and a useful pantry/store.

On the first floor, as currently configured, there are three double bedrooms (one with en suite), a family bathroom, and a breakfast kitchen.

Bedroom 1 is a large room with a bay window to the front and a compact en suite shower room with shower enclosure, WC and wash basin. Bedroom 2 is also an excellent size and has a wide bow window overlooking the rear garden and beyond as well as two further windows either side of the fireplace. Bedroom 3 is generously proportioned and has a window to the front aspect. The breakfast kitchen was formerly a double bedroom which could of course be









reinstated as such but has proved useful for lodgers and longer term guests. It is fully fitted with base and wall units and has an electric oven and hob and an integrated fridge. Completing the first floor accommodation is the family bathroom which is fitted with a modern suite comprising bath with shower over, WC and wash basin set into vanity storage unit, chrome ladder style towel radiator, airing cupboard with hot water cylinder.

On the second floor are three further well-proportioned double bedrooms, one of which provides access into a large boarded loft storage space. These three bedrooms are served by a spacious bathroom having cast iron roll-top bath, WC, and wash basin.

### Outside

To the front is a low-level stone wall, behind which is an attractive foregarden with lawn and ornamental shrubs providing colour and screening. There is a tarmac driveway providing parking for three or four cars. To the right hand side is the attached double garage which has up and over door, pedestrian access to the house via the family room off the kitchen, and two store rooms.

To the rear is a most charming mature garden which stretches some 160 ft from the back of the house. There is a paved patio with steps leading down to the large main lawn which is flanked by well-stocked borders. To the far end of the garden behind natural screening, the lower garden has a variety of fruit trees as well as vegetable patches, a timber shed and a greenhouse. We have measured the total plot to be in the order of 0.33 acre.

### General Information

**Tenure:** The property is Freehold.

**Council Tax:** Band G.

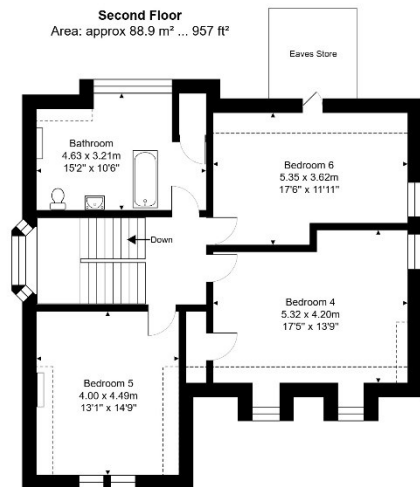
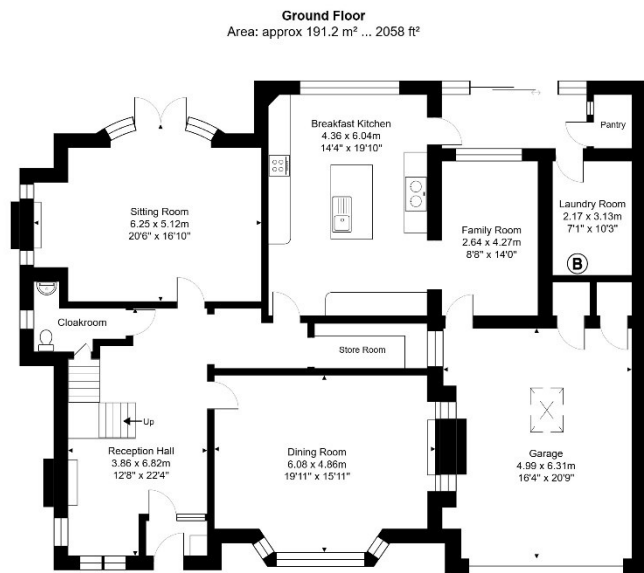
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38 Amesbury Road, Moseley, Birmingham, B13 8LE

Total Area: approx 399.0 m<sup>2</sup> ... 4294 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		74 C
55-68	D		
39-54	E	51 E	
21-38	F		
1-20	G		

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