



## 57 Billesley Lane

Moseley, Birmingham, B13 9QT

Guide Price £750,000



**\*WONDERFUL FIVE BEDROOM DETACHED ARTS AND CRAFTS FAMILY HOME\*** Dating to approximately 1906 this superbly situated, Edwardian detached Arts and Crafts family home is set within one of Moseley's most sought-after, leafy areas within Moseley Triangle and St Agnes Conservation Area and offers charming five bedroom accommodation over three floors. Offering a plethora of period, character features alongside some excellent contemporary additions this lovely family home is perfectly positioned for all the area has to offer including shops, cafes and restaurants, excellent local schools including Moseley C of E and King Edward VI Camp Hill grammar schools, transport links to the City Centre, with the new Moseley Railway Station just a short walk away. In brief the accommodation consists of: front in and out driveway, entrance hall with original flooring, two reception rooms, downstairs WC, kitchen with dining area and patio doors leading out to the patio and well maintained rear garden. On the first floor there are four bedrooms and a re-fitted family bathroom and stairs raising to the second floor with a further bedroom and storage cupboard. The property also benefits from double glazing (where stated) and central heating, garage and an outside boiler room. Energy Efficiency Rating D. To arrange your viewing of this lovely family home please call our Moseley branch



### Approach

The property is approached via an in and out tarmac driveway leading to a wooden front entrance door with original stained glass window opening into:

### Hallway

With parquet to flooring, decorative original fireplace with tiled hearth, surround and wooden mantle piece, sitting bench looking out of an original stained glass window to the front aspect, central heating radiator, further opaque single glazed original window to the side aspect, cornice to ceiling, ceiling light point, further central heating radiator, stairs giving rise to the first floor accommodation, door opening into under stairs storage cupboard providing useful storage space and wall mounted light point and doors opening into:

### Reception Room One

13'5" x 16'0" (4.10 x 4.89)

With a sitting bench overlooking the double glazed wooden framed bay window to the front aspect, central heating radiator, picture rail, decorative cornice to ceiling, ceiling light point, central heating radiator and original gas fireplace with wooden surround and mantle piece and tiled hearth.

### Reception Room Two

13'5" x 13'11" (4.10 x 4.26)

With a single glazed bay window overlooking the rear aspect, central heating radiator with further small double radiators underneath the bay windows, picture rail, cornice to ceiling, ceiling light point, gas fireplace with wooden surround and mantle piece and tiled hearth. (Please note underneath the carpet are original varnished floorboards).

### Downstairs WC

5'10" x 3'9" (1.80 x 1.15)

With lino flooring, low flush WC, wall mounted sink with mixer tap over, single glazed window to the side aspect, ceiling light point and central heating radiator.

### Kitchen/Diner

16'4" x 18'2" (max) x 10'1" (min) (4.99 x 5.54 (max) x 3.09 (min))

Cream wall and base units with marble effect work surfaces, Belfast sink with mixer tap over, single glazed window to the side aspect, dual aspect windows to either sides and space facility for cooker, hob and extractor, dishwasher and washing machine, ceiling spotlights, central heating radiator, lino flooring (with original tiled flooring underneath), dado rail and patio doors giving access to the rear garden with an accompanying single glazed window above

### First Floor Accommodation

From hallway stairs gives rise to the first floor split level landing with central heating radiator, single glazed window to the side aspect and doors opening into:

### Bedroom One

16'0" x 11'6" (4.88 x 3.51)

With a single glazed wooden framed bay window to the rear aspect, two central heating radiator, built-in wardrobes providing useful storage and ceiling light point.

### Bedroom Two

12'9" x 13'5" (3.91 x 4.09)

With two central heating radiators, double glazed wooden framed window to the front aspect and ceiling light point.

### Bedroom Three

10'0" x 12'3" (3.05 x 3.74)

With ceiling light point, central heating radiator and double glazed wooden framed window to the front aspect.

### Bedroom Four

9'9" x 9'10" (2.99 x 3.01)

With central heating radiator, single glazed window to the rear aspect, feature fireplace and ceiling light point.

### Bathroom

13'1", 11'6" x 5'10" (4.34 x 1.79)

With a five piece white bathroom suite including double shower cubicle being tiled throughout, Jacuzzi bath with mixer tap over, low flush WC, bidet with mixer tap over, wall mounted sink in vanity unit with mixer tap over, tiling to walls, two single glazed opaque windows to the side aspect, heated towel rail and further wall mounted radiator ceiling light point and ceiling mounted extractor fan, Further benefits from cupboard and storage units providing plenty of useful storage.

### Top Floor Accommodation

With two wooden framed window to the side aspect, central heating radiator, ceiling light point, door opening into useful storage cupboard with ceiling light point, landing area providing useful space and further door opening into:

### Bedroom Five

13'6" x 15'7" (4.12 x 4.75)

With two central heating radiator, double glazed window to the side aspect, Velux window to the rear aspect, ceiling light point and loft access point (not inspected)

### Garden

With a paved patio area leading to lawn turfed area with shrubs and fencing to borders and garden shed.

### Garage

17'11" x 15'9" (5.47 x 4.81)

With a electric metal up and over door and ceiling strip light and door to rear leading to Garden.

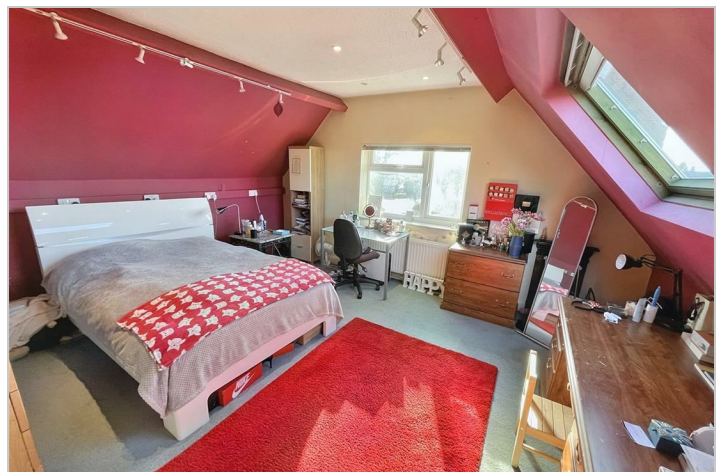
### Boiler Room

5'11" x 5'0" (1.82 x 1.53)

With a wooden door opening into the boiler room with a 'Worcester' combination boiler, condensing water tank and ceiling light point.

### Council Tax Band

According to the Direct Gov website the Council Tax Band for 57 Billesley Lane Moseley, Birmingham, West Midlands, B13 9QT is band G.





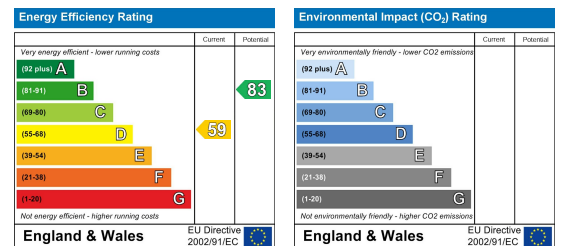
## Floor Plan



## Viewing

Please contact our Moseley Office on 0121 442 4040 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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### 1. Additional Services / Referral Fees

1.1 By law, the Agent must tell you if it or any connected person intends to earn any commission from offering you other services. If the Agent or any connected person earns money from any of these services, the Agent or connected person would keep the commission. The following services may be offered by the Agent or connected persons: lettings, financial services, surveying services and conveyancing.