



38 Reddings Road

Moseley, Birmingham, B13 8LN

Offers Over £880,000



***LOVELY PERIOD FAMILY HOME IN THIS MUCH SOUGHT AFTER LOCATION! * This is a delightful period family home set in one of the areas most sought after locations on Reddings Road. Located close to Moseley Village and within walking distance of all of the highly regarded amenities including shops, coffee shops, restaurants and bars and not to mention the local transport links into the City Centre, including Moseley Train Station, which is due to open soon! Offering an array of period features, this exceptional home comprises; fore garden, off road parking, porchway, reception hall, front living room, dining room/sitting room with garden access, breakfast room, kitchen, landscaped rear gardens, out houses and a side garage. To the first floor there are four good bedrooms, bathroom, separate WC and a further staircase gives rise to the top floor offering a further bedroom and bathroom suite. Energy Efficiency Rating C. To arrange your viewing please call our Moseley office.**



Approach

The property is approached via a pretty fore garden with a pathway leading to a decorative storm porch area with archways and leads to a single glazed front entry door with feature leaded light windows above and the side opening into:

Hallway

With two stained glass windows to the side aspect, two central heating radiators, wooden flooring, decorative fireplace, decorative archway, picture rail, coving to ceiling, ceiling light point, door giving access to the side of the property and further doors opening into:

Reception Room One

18'4" x 14'0" max (5.59 x 4.29 max)

With two central heating radiators, single glazed leaded light obscured window with secondary glazing to the side aspect, feature fireplace, single glazed leaded light bay window with secondary glazing to the front aspect, decorative panelling to bay, ceiling light point, two wall mounted light points and coving to ceiling.

Rear Reception Room

12'7" max x 19'5" max (3.85 max x 5.94 max)

With exposed wooden flooring, central heating radiator, single glazed bay window with an accompanying door giving access to the rear garden, feature fire surround with wood burner, two ceiling light points, coving to ceiling and panelling to bay.

Ground Floor WC

5'1" x 3'1" (1.55 x 0.95)

With single glazed window to the side aspect, low flush WC, wall mounted wash hand basin with two taps over, tiling to splash backs, ceiling light point and restricted head height.

Butlers Pantry

With a single glazed obscured window to the side aspect, central heating radiator, red quarry tiled floor covering, central heating boiler and ceiling light point.

Breakfast Room

13'8" x 10'9" (4.17m x 3.28m)

With a double glazed window with inset to the side aspect, central heating radiator, wooden floor covering, picture rail, coving to ceiling, ceiling light point and wood burner.

Kitchen

13'6" x 10'2" (4.14 x 3.10)

With tiled flooring, a selection of matching wall and base units, ceiling spotlight points, double glazed windows to the side and rear aspects, further double glazed window to the side aspect, integrated five ring burner gas hob with extractor over, integrated double oven, space facility for washing machine, two integrated fridges and dishwasher.

First Floor Accommodation

From hallway turning staircase gives rise to the first floor landing with double glazed obscured leaded light window and decorative balustrades, two ceiling light points, central heating radiator, picture rail, coving to ceiling, stairs giving rise to the top floor accommodation and doors opening into:

Bedroom One

18'7" max x 14'0" max (5.67 max x 4.29 max)

With a double glazed leaded light bay window to the front aspect, decorative panelling to bay, decorative fireplace with surround, coving to ceiling, three ceiling light points and central heating radiator.

Bedroom Two

18'3" max x 12'7" max (5.58 max x 3.85 max)

With decorative fire surround double glazed leaded light window to the side aspect, decorative double glazed leaded light window to the front aspect, picture rail, decorative beams to ceiling, two ceiling light points and central heating radiator.

Bedroom Three

10'3" x 12'11" (3.14 x 3.95)

With a double glazed leaded light window to the rear aspect, central heating radiator, ceiling light point, picture rail and feature fireplace.

Bedroom Four

12'7" max x 13'6" max (3.84 max x 4.13 max)

With double glazed leaded light window to the rear aspect, central heating radiator, picture rail, coving to ceiling, ceiling light point and door opening into under stairs storage cupboard.

Bathroom

6'6" x 6'9" (1.99 x 2.08)

With an obscured double glazed window to the side aspect, tiled flooring, tiling to splash backs, bath with mixer tap and shower attachment, floor standing heated towel rail, wash hand basin on pedestal with mixer tap over, walk-in shower cubicle with shower over, ceiling spotlight points and further heated towel rail.

Separate WC

3'7" x 6'7" (1.11 x 2.01)

With tiled flooring, ceiling light point, single glazed leaded light obscured window to the side aspect, low flush WC and central heating radiator.

Top Floor Accommodation

From the first floor landing stairs gives rise to the top floor landing with door opening into storage cupboard housing the pumped water tank, two loft access points with access to cold water tank, decorative balustrade, double glazed window to the side aspect and doors opening into:

Bedroom Five

13'2" x 12'3" (4.03 x 3.75)

With double glazed window to the side aspect, hatch into eaves, ceiling light point, restricted head height, wooden flooring, central heating radiator and decorative fire surround.

Bathroom

9'8" max x 7'1" max (2.97 max x 2.17 max)

With double glazed leaded light window to the rear aspect, decorative panelling to walls, ceiling light point, wall mounted extractor fan, decorative central heating radiator with towel

rail, wash hand basin with mixer tap over, low flush WC and claw foot bath with telephone shower attachment over.

Detached Garage

8'9" x 26'4" (2.69 x 8.03)

Having wooden front and back doors, a wooden side entrance door, Velux windows and two ceiling light points.

Potting Shed

5'4" x 7'1" (1.64 x 2.17)

With side glazed window to the front aspect,

Utility Storage

6'5" x 6'11" (1.96 x 2.12)

With space facility for tumble dryer and fridge freezer.

WC

6'4" x 3'2" (1.95 x 0.97)

With low flush WC, single glazed window to the rear aspect, and tiled flooring.

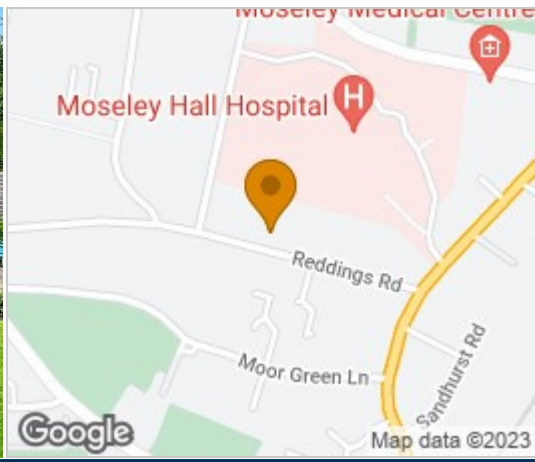
Rear Garden

With paved patio area leading to a lawned area with decorative shrubs, trees and plants to borders, summer house and pathway leading to rear of the garden with further mature shrub and trees.

Council Tax Band

According to the Direct Gov website the Council Tax Band for 38, Reddings Road Moseley, Birmingham, West Midlands, B13 8LN is band G and the annual Council Tax amount is approximately £3,176.21 subject to confirmation from your legal representative.





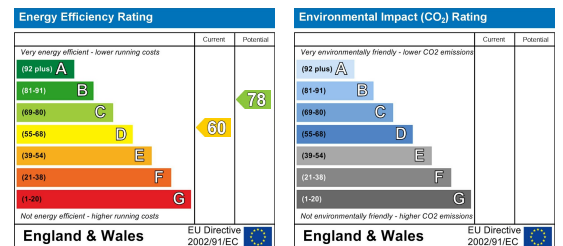
Floor Plan



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.