



40 Clarence Road

Moseley, Birmingham, B13 9SZ

Guide Price - £700,000



Located in this prime location in the heart of the 'Moseley Triangle' is this sizeable and characterful period detached five bedroom home with lots of charm. Giving easy access to the popular Moseley Village and Kings Heath High Street with all of it's associated amenities including coffee shops, cafes, bars, restaurants, shopping facilities and good transport links in the City Centre and the upcoming Moseley and Kings Heath Train Station in 2024. Offering five bedroom accommodation over three floors the further details comprise; front fore garden, vestibule, entrance hallway, through lounge/dining room, breakfast-kitchen, utility, guest WC, cellar and a lovely landscaped rear garden. To the first floor there are three bedrooms, bathroom and a further staircase which gives rise to the top floor with two further bedrooms. Energy Efficiency Rating E. To arrange viewing please call our Moseley office.



Approach

The property is approached via front fore garden with decorative shrubbery and plants to frontage with a paved pathway leading to wooden front entrance door opening into:

Inner Vestibule

With original style Minton flooring and glazed door opening into:

Hallway

With stairs giving rise to the first floor accommodation, two central heating radiators, ceiling light point, continued Minton flooring, door opening into pantry housing fridge freezer with a single glazed window to the side aspect, single door giving access to the cellar and doors opening into:

Open Plan Living Room - Front

13'5" x 15'5" (4.09m x 4.70m)

Whole Open Plan Length - 8.51 (27'11"). With a single glazed sash bay window to the front aspect, wooden effect flooring, two central heating radiators, dado rail, picture rail, cornice to ceiling, ceiling light point with decorative ceiling rose, log burning fire with tiled hearth and wooden mantle piece and open walkway into:

Rear Living Area

12'1" x 11'1" (3.69 x 3.40)

With continued wooden effect flooring, central heating radiator, dado rail, picture rail, decorative cornice to ceiling, single glazed windows with accompanying doors giving views and access to the rear garden, gas log effect fire with tiled surround, hearth and wooden mantle piece, wall mounted light points and door into hallway.

Cellar

With single glazed side window and steps leads down into the cellar currently utilised as a wood storage area.

Kitchen

With tiling to flooring, wall and base units with solid granite work surfaces, Belfast sink with mixer tap over, glazed window to the side aspect, space for Range master cooker and hob with extractor over, two single glazed sash windows to the side aspect, built-in fridge and dishwasher, ceiling spotlights and further door opening into:

Utility

9'11" x 8'0" (3.04 x 2.46)

With continued tiling to flooring, central heating radiator, wall and base units, wooden effect work surfaces, stainless steel sink and drainer with mixer tap over, ceiling light point, Velux window, door with an accompanying single glazed window to the rear garden and wall mounted 'Baxi' combination boiler.

Downstairs WC

3'0" x 4'7" (0.93 x 1.40)

With single glazed opaque window to the side aspect, low flush WC, wall mounted sink with mixer tap over and splash back and ceiling light point.

First Floor Accommodation

From hallway stairs gives rise to the first floor accommodation with central heating radiator, ceiling light point, door opening into under stairs storage, stairs giving rise to the second floor and doors opening into:

Bedroom One

15'1" x 12'4" (4.62 x 3.76)

With built-in cupboards providing storage, two single glazed sash windows overlooking the front aspect, two central heating radiators, dado rail, two ceiling light points and cornice to ceiling.

Bedroom Two

11'1" x 12'2" (3.39 x 3.72)

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

Bedroom Three

11'9" x 9'6" (3.60 x 2.92)

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

Bathroom

10'4" x 6'4" (3.15 x 1.94)

With a four piece white bathroom suite comprising low flush WC, sink in vanity unit with mixer tap over, roll top bath with feet, mixer tap and shower attachment above, walk-in shower cubicle with rainfall shower over, tiled flooring, tiled surround, central heating radiator, two opaque glazed windows to the side aspect, ceiling spotlights and ceiling mounted extractor fan.

Second Floor Accommodation

From the first floor landing stairs gives rise to the top floor landing with ceiling light point and doors opening into:

Bedroom Four

12'4" x 12'9" (3.77 x 3.90)

With central heating radiator, ceiling light points, single glazed sash window to the front aspect and loft access point (not inspected).

Bedroom Five

12'9" x 12'2" (3.89 x 3.72)

With two ceiling light points, central heating radiator, single glazed sash window to the rear aspect and eaves space providing useful storage.

Rear Garden

With paved patio area leading to front and rear access, sleepers with steps leading to patio area with decorative shrubs and plants surround and fencing to borders.

Council Tax Band

According to the Direct Gov website the Council Tax Band for 40, Clarence Road Moseley, Birmingham, B13 9SZ is band E and the annual Council Tax amount is approximately £2,329.22 subject to confirmation from your legal representative.





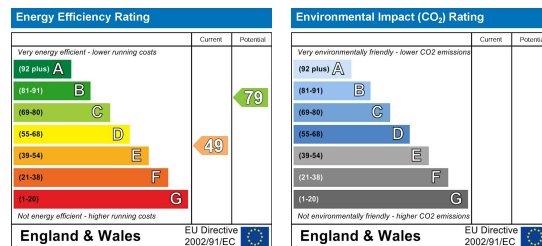
Floor Plan



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.