



33 Mayfield Road

Moseley, Birmingham, B13 9HJ

Offers Over £600,000



****LOVELY SIX BEDROOM FAMILY HOME IN PRIME MOSELEY LOCATION WITH POTENTIAL TO BUILD A SEPARATE DWELLING TO REAR OF THE GARDEN (Subject to Planning Permission)**** Lovely family six bedroom semi-detached period home with potential to build a separate dwelling at the rear of the garden (subject to planning permissions) with the land estimated GDV (Gross Development Value) of £110,000 approximate with the potential price of a dwelling around £380,000 - £400,000 depending on condition and market conditions. The property is ideally located, being just a short stroll into Moseley Village with 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! This family home offers an abundance of original features. The property comprises of front fore garden, inner vestibule, entrance hall with minton flooring, two reception rooms, kitchen with pantry, utility room, downstairs WC and access to a well maintained rear garden. To the first floor there are three bedrooms and a family bathroom with bedroom one benefiting from an en-suite bathroom and further stairs giving rise to the second floor with three further bedrooms and an en-suite shower room. Energy Efficiency Rating E. To fully appreciate this accommodation on offer please contact our Moseley office.



Approach

This semi detached family home is approached via a paved pathway with lawn turfed area to side leading to a wooden front entrance door opening into:

Inner Vestibule

With Minton flooring, single glazed opaque door opening into:

Hallway

With continued Minton flooring, stairs giving rise to the first floor landing, picture rail, cornice to ceiling, two ceiling light points, central heating radiator, door opening into cellar and doors opening into:

First Reception Room

15'0" x 15'7" into bay (4.58 x 4.77 into bay)

With single glazed bay window to the front aspect, ceiling light point with decorative ceiling rose, picture rail, decorative cornice to ceiling, central heating radiator and wall mounted light points.

Second Reception Room

13'2" x 20'9" (4.03 x 6.35)

With picture rail, decorative coving to ceiling, ceiling light point with decorative ceiling rose, central heating radiator, single glazed bay windows and door to the rear aspect and further door opening into:

Storage Cupboard

6'0" x 4'5" (1.84 x 1.36)

With ceiling spotlights and single glazed window to the side aspect.

Inner Lobby Area

With continued Minton flooring and single glazed door and accompanying window opens into inner lobby with two further doors and wooden opaque single glazed door opening out to the rear garden and door opening into:

Kitchen

11'5" x 12'3" (3.48 x 3.75)

With lino to flooring, wall and base units with wooden effect work surfaces, 'AEG' cooker, hob and extractor, traditional pantry storage cupboard, ceiling light point, stainless steel sink and drainer with mixer tap over, space facility for fridge freezer, central heating radiator, single glazed sash window to the side aspect and open walkway into:

Pantry

With single glazed window to the side aspect, continued lino to flooring and ceiling spotlight.

Utility

7'8" x 9'0" (2.36 x 2.76)

With quarry tiled floor covering, central heating radiator, tiling to splash backs, wall mounted Potterton boiler, space for washing machine/ tumble dryer, single glazed window to the side aspect, ceiling light point and walkway into:

Downstairs WC/Wash Unit

2'4" x 8'11" (0.72 x 2.72)

With low flush WC, base unit with two taps over, continued quarry tiled flooring and ceiling light point.

Cellar

20'6" x 15'6" (6.26 x 4.73)

From hallway stairs leads down to the cellar being split into two side with ceiling light point.

First Floor Accommodation

From the hallway stairs gives rise to the first floor landing with central heating radiator, cornice to ceiling, two ceiling light points, wall mounted light point, stairs giving rise to the top floor and door opening into:

Bedroom One

14'11" x 15'8" into bay (4.57 x 4.79 into bay)

With single glazed bay window to the front aspect, original style fireplace with wooden surround and mantle piece, central heating radiator, coving to ceiling, ceiling light point and door opening into:

En-Suite Shower Room

11'6" x 12'2" (3.51 x 3.72)

With a three piece bathroom suite comprising low flush WC, sink on pedestal with two taps over, panel bath with two taps over and shower above, tiled surround, opaque single glazed window to the side aspect, coving to ceiling, ceiling light point and door giving access to the landing.

Bedroom Two

13'7" x 15'8" (4.15 x 4.79)

With single glazed sash window to the side aspect, cornice to ceiling, ceiling light point, dado rail, central heating radiator and original style fireplace.

Bedroom Three

12'1" x 13'1" (3.70 x 4.01)

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

Bathroom

10'3" x 6'10" (3.14 x 2.10)

With lino to flooring, three piece white bathroom suite comprising low flush WC, sink on pedestal with two taps over, bath with mixer tap and Triton shower over, ceiling spotlights, two single glazed sash windows to the side aspect, tiling to splash backs, central heating radiator, wall mounted light point and cladding surround.

Top Floor Accommodation

From landing stairs gives rise to the top floor landing with Velux window, ceiling light point, loft access point and doors opening into:

Bedroom Four

15'5" x 13'1" (4.70 x 4)

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

Bedroom Five

13'7" x 15'7" (4.15 x 4.77)

With ceiling light point, central heating radiator, single glazed sash window to the rear aspect and feature fireplace with wooden surround and mantle piece

Bedroom Six

12'11" x 14'11" (3.96 x 4.57)

With ceiling light point, traditional feature fireplace with wooden surround and mantle piece, double glazed window to the front aspect, central heating radiator and sliding doors opens into:

En-Suite

4'11" x 9'1" (1.51 x 2.78)

With a three piece white bathroom suite comprising low flush WC, sink on pedestal with mixer tap over, walk-in shower cubicle with shower over, tiled surround, wall mounted heated towel rail, Velux window, ceiling light point and door opening into hallway.

Garden

With paved patio area, front to back access, pathway leading to lawn turfed area giving access to the rear of the garden with mature trees surround. To the rear is space for a garage with access to Highfield Road and potential for a separate dwelling (subject to planning permission) with drawings included. Please ask our representative for further information. We understand from external Valuations the land estimated GDV (Gross Development Value) of £110,000 approximate with the potential price of a dwelling around £380,000 - £400,000 depending on condition and market conditions.

Council Tax Band

According to the Direct Gov website the Council Tax Band for 33, Mayfield Road Moseley, Birmingham, B13 9HJ is band E and the annual Council Tax amount is approximately £2,329.22 subject to confirmation from your legal representative.





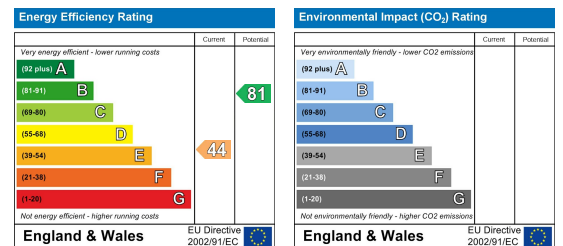
Floor Plan



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.