



18 Highfield Road

Moseley, Birmingham, B13 9HL

Offers Over £625,000



DELIGHTFUL CHARACTERFUL DETACHED FAMILY HOME IN NEED OF SOME MODERNISATION This is a fantastic family home which is available with no onward chain and would make a superb project giving would-be buyers the opportunity to purchase a lovely, five bedroom family home with the opportunity to modernise to their own taste whilst still having the option to retain an abundance of period features. Located in this quiet side road the property offers good access to nearby Moseley Village with all of the highly regarded amenities including shops, coffee shops, restaurants and bars. The property offers multiple local transport links into the City Centre, including Moseley Train Station, which is due to open soon and great access to motorway links and benefits from lots of local schools including Moseley C of E School and St Martin de Porres Catholic Primary School nearby. In brief the accommodation on offer comprises; front driveway for multiple off road parking, entrance hallway, front reception room, rear reception room, downstairs WC, cellar, kitchen and further reception room, pantry and a covered yard leading to garage and further out-buildings. To the first floor there are four good bedrooms with a family bathroom and separate WC with a further staircase leading to another bedroom and storage area. The property also benefits from a lovely rear garden. Energy Efficiency Rating E. To arrange your viewing to fully appreciate this lovely home please contact our Moseley office.



Approach

The property is approached via a driveway providing ample off street parking which leads to a garage with double opening doors, side access gate to garden and further door to the yard. Driveway leads to a storm porch with glazed wooden door with glazed windows above opening into:

Impressive Entrance Hallway

12'9" x 14'10" (3.91 x 4.53)

With wooden framed stained glass bay window to the front aspect, central heating radiator, inset fire with wooden surround and mantle piece and tiled hearth, ceiling light point, cornice to ceiling, stairs giving rise to the first floor landing and original solid wooden doors opening into:

Reception Room One

14'4" x 14'10" (4.38 x 4.53)

With wooden framed single glazed stained glass bay window to the front aspect, central heating radiator, two ceiling light points, cornice to ceiling, original wooden framed stained glass window to the side aspect, original feature fireplace with wooden surround and tiled hearth, original style picture rail.

Reception Room Two

19'10" x 11'1" (6.06 x 3.39)

With wooden framed single glazed stained glass bay window to the rear aspect, two single glazed stained glass windows to the side aspect, two central heating radiators, coving to ceiling, two ceiling light points, original wooden framed single glazed doors giving access to the rear garden, picture rail and feature fireplace with tiled hearth, mantle piece and surround.

Cloakroom

7'4" x 3'10" (2.25 x 1.19)

With original wooden glazed door giving access to the rear garden, wooden framed single glazed window to the rear, wash hand basin with hot and cold taps, ceiling light point and tiled flooring.

Ground Floor WC

3'9" x 6'0" (1.16 x 1.85)

With tiled floor covering, low flush WC, wash hand basin and ceiling light point.

Cellar

7'6" x 12'6" (2.29 x 3.83)

From hallway stairs leads down to the cellar with ceiling light point and providing plentiful storage.

Reception Room Three

11'3" x 12'10" (3.45 x 3.93)

With wooden framed single glazed window to the rear aspect, ceiling light point, tiled floor covering, central heating radiator, picture rail, original feature fireplace with wooden surround and tiled hearth, door opening into pantry and into the kitchen.

Pantry

3'2" x 5'9" (0.99 x 1.77)

With single glazed window to the rear aspect, ceiling light point, in-built shelving and plentiful storage space.

Kitchen

8'10" x 10'5" (2.71 x 3.19)

With a selection of wall and base units with work surfaces over incorporating stainless steel sink and drainer with hot and cold taps, built-in double oven, under cupboard lighting, four ring burner gas hob with extractor over, tiled splash backs, space facility for a dishwasher, tiled floor covering, strip ceiling light point, single glazed wooden framed door with an accompanying window to the side aspect.

Covered Yard

7'6" x 13'3" (2.29 x 4.04)

With tiled flooring, wall mounted light point, base units with stainless steel sink and drainer, space and plumbing for a washing machine, door opening into further storage area, wooden door and single glazed wooden framed window to the rear garden and open walkway into:

Garage

16'3" x 11'5" (4.97 x 3.5)

With wooden framed single glazed window to the side aspect, wooden double opening doors to the driveway and strip ceiling light point.

First Floor Accommodation/Landing Area

11'1" x 14'10" (3.39 x 4.54)

From hallway stairs gives rise to the first floor landing with original wooden framed stained glass window to the front aspect, original feature fireplace, ceiling light point, door opening into airing cupboard providing useful storage, stairs giving rise to the top floor accommodation and stained glass doors opening into:

Bedroom One

19'10" x 16'1" (6.06 x 4.92)

With wooden framed single glazed stained glass window to the rear aspect, wash basin, original feature fireplace, ceiling light point and central heating radiator.

Bedroom Two

14'5" x 15'3" (4.4 x 4.66)

With wooden framed single glazed stained glass window to front and side aspect, original feature fireplace, ceiling light point and central heating radiator.

Bedroom Three

10'7" x 13'8" (3.24 x 4.19)

With wooden framed single glazed stained glass window to the front aspect, wash basin ceiling light point and central heating radiator.

Bedroom Four

11'4" x 12'10" (3.47 x 3.93)

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

Bathroom

8'9" x 7'1" (2.67 x 2.17)

With wooden framed frosted single glazed window to the side aspect, panel bath with hot and cold taps with shower over, wash hand basin in pedestal with hot and cold taps, central heating radiator, door opening into storage cupboard and ceiling light point.

Separate WC

With low flush WC, wash hand basin, wooden framed single glazed window to the side aspect and half height panelling to walls.

Second Floor Accommodation

With stairs from the first floor landing with further doors into;

Bedroom Five

12'6" x 12'11" (3.83 x 3.94)

With original feature fireplace, ceiling light point and single glazed window to front aspect.

Storage Area

With useful storage space and access to the roof.

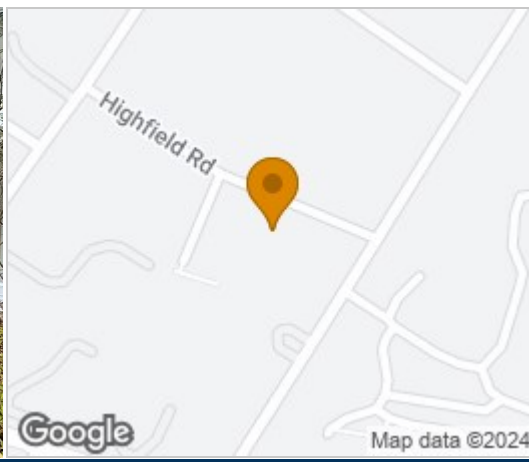
Garden

Veranda and paved patio area leading to lawn turfed area with fencing to rear and mature hedges to sides, mature trees, rear shed, out-buildings, greenhouse and benefitting from side access.

Council Tax

According to the Direct Gov website the Council Tax Band for 18 Highfield Road Moseley, Birmingham, B13 9HL is band G and the annual Council Tax amount is approximately £3,176.21 subject to confirmation from your legal representative.





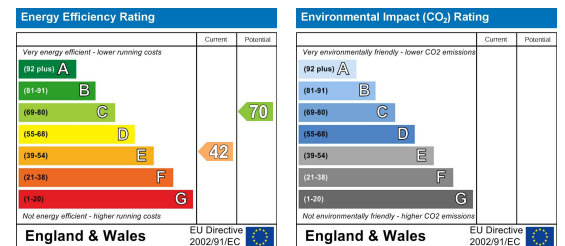
Floor Plan



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



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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.