



68 Sandford Road

Moseley, Birmingham, B13 9BS

Offers Over £440,000



LOVELY FIVE BEDROOM SEMI-DETACHED FAMILY HOME!! Ideally located, being just a short stroll into Moseley Village with all its well renowned independent shops and restaurants, parks and transport links and upcoming Moseley Train Station. This lovely five bedroom semi-detached family home offers an abundance of charm and character throughout with stunning period detailing. The accommodation comprises; driveway, entrance hall, two reception rooms, cloakroom, cellar, downstairs WC, Kitchen/Diner with access to a well maintained rear garden. To the first floor there are three bedrooms, study and a family bathroom with stairs giving rise to the third floor with two further bedrooms and shower room. Energy Performance Rating D. To fully appreciate this accommodation on offer please contact our Moseley office.



Approach

The property is approached via a paved driveway providing space for multiple cars leading to a wooden front entrance door opening into:

Inner Lobby Area

With tiling to flooring, ceiling light point, cornice to ceiling and doors opening into:

Reception Room

12'11" x 14'9" into bay (3.96 x 4.51 into bay)

With laminate wood effect flooring, single glazed bay window with shutters, open fireplace with surround, wooden mantle piece and hearth, picture rail, decorative cornice to ceiling, decorative ceiling rose, ceiling light point and central heating radiator.

Further Inner Lobby Area

With laminate wood effect flooring and door opening into:

Cloak Room

3'0" x 6'2" (0.92 x 1.90)

From lobby area doors opens into under stairs storage cupboard with continued laminate wood effect flooring, ceiling light point and providing useful storage.

Kitchen

11'8" x 21'11" (3.56 x 6.69)

With grey wall and base units with wooden effect work surfaces, sink and drainer with mixer tap over, three ceiling light points, continued laminate wood effect flooring, open feature fireplace with surround and mantle piece, wooden cladding surround, tiling to splash backs, space for cooker hob and extractor, space for fridge and freezer and washing machine, central heating radiator, two doors giving access to the rear garden, double glazed window to the rear aspect and door opening into:

Ground Floor WC

3'4" x 8'7" (1.04 x 2.64)

With tiling to flooring, low flush WC, sink on pedestal with mixer tap over, wall mounted combination boiler, wooden cladding surround, ceiling light point and tiled splash backs.

Front Reception Room

13'3" x 12'11" (4.05 x 3.96)

Also accessed from the first inner lobby area, front reception room offers a laminate wood effect flooring, single glazed window to the front aspect with shutters, picture rail, cornice to ceiling, decorative ceiling rose with ceiling light point, fireplace with tiled surround, hearth and mantle piece and central heating radiator.

Hallway

From inner lobby area door opens into hallway with Minton tiled flooring, central heating radiator, stairs giving rise to the first floor landing and further door opening into:

Cellar

With ceiling light point and stairs leads down into the cellar.

First Floor Accommodation

With exposed wooden floorboards with carpet runner, ceiling light point, stairs giving rise to the top floor accommodation, central heating radiator and doors opening into:

Bedroom One

16'5" x 13'1" (5.02 x 4.01)

With original fireplace with tiled hearth, surround and mantle piece, central heating radiator, single glazed sash window to the front aspect, picture rail, cornice to ceiling and ceiling light point.

Bedroom Two

9'8" x 12'11" (2.96 x 3.96)

With laminate wood effect flooring, central heating radiator, single glazed sash window to the front aspect, open fireplace with brick surround and mantle piece, picture rail and ceiling light point.

Study

5'7" x 9'5" (1.72 x 2.88)

With central heating radiator, continued laminate wood effect flooring, single glazed window to the side aspect and ceiling light point.

Bedroom Three

12'11" x 8'11" (3.96 x 2.73)

With double glazed window to the rear aspect, central heating radiator, continued laminate wood effect flooring, cornice to ceiling, picture rail and ceiling light point.

Bathroom

13'3" x 8'7" (4.06 x 2.62)

With tiled flooring, white bathroom suite comprising low flush WC, panel bath with feet and mixer tap and shower over, sink on pedestal with two taps over, shower cubicle with shower attachment over, tiling to splash back areas, central heating radiator, double glazed opaque window to the rear aspect, wall mounted extractor fan, cornice to ceiling and ceiling light point.

Top Floor Accommodation

storage cupboard 5'8" x 7'0" (storage cupboard 1.73 x 2.15)

From first floor landing stairs gives rise to the top floor landing with single glazed opaque window to the side aspect, ceiling light point, loft access point (not inspected), door opening into storage cupboard providing useful storage with ceiling light point and restricted head height and further doors opening into:

Bedroom Four

12'11" x 20'11" with restricted head height (3.96 x 6.40 with restricted head height)

With laminate wood effect flooring, single glazed sash window to the front aspect, central heating radiator and ceiling light point.

Bedroom Five

8'11" x 12'9" with restricted head height (2.73 x 3.89 with restricted head height)

With double glazed window to the rear aspect, ceiling light point and laminate wood effect flooring.

Shower Room

7'3" max x 5'1" min x 8'11" max x 4'0" min (2.22 max x 1.55 min x 2.73 max x 1.22 min)

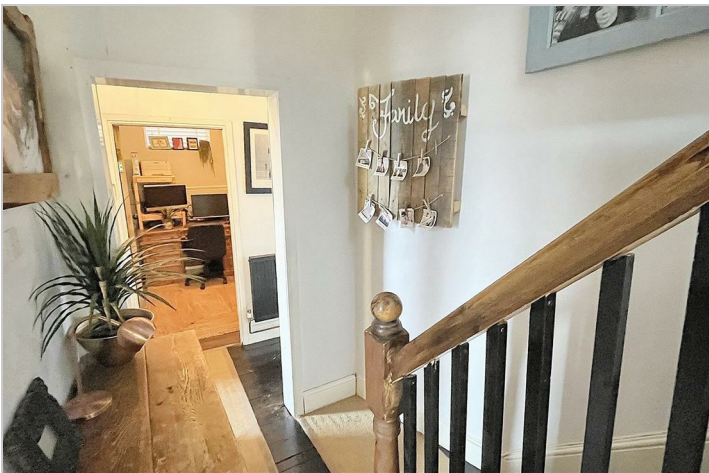
With decorative tiled flooring, central heating radiator, velux window, low flush WC, sink on pedestal with two taps over and shower cubicle with shower over and rainfall shower, central heating radiator, wall mounted extractor and ceiling light point.

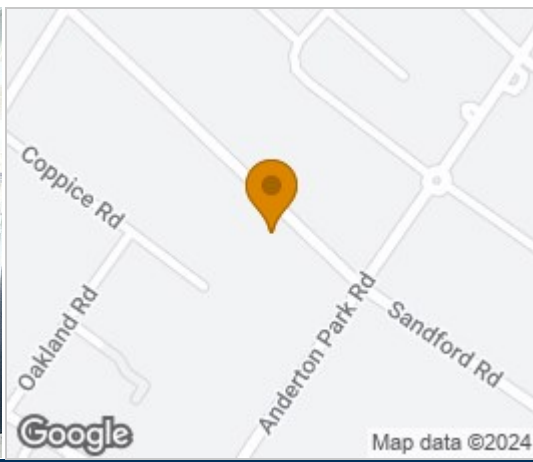
Rear Garden

With a paved patio area with steps leading to a further patio area and finished with a mixture of brick walling and panel fencing to all borders.

Council Tax Band

According to the Direct Gov website the Council Tax Band for 68 Sandford Road Moseley, Birmingham, West Midlands, B13 9BS is band D and the annual Council Tax amount is approximately £1,905.73, subject to confirmation from your legal representative.





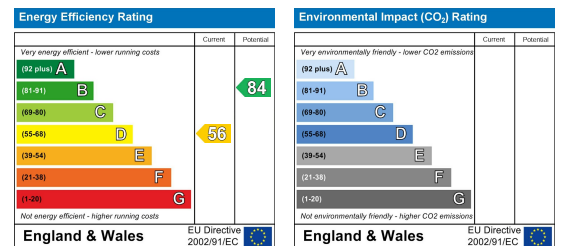
Floor Plan



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.