



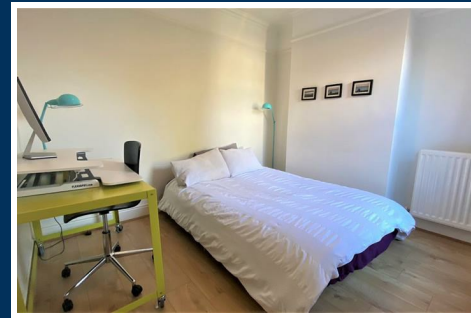
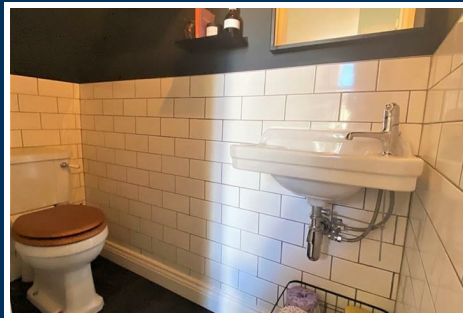
19 King Edward Road

Moseley, Birmingham, B13 8HR

Offers Over £410,000



Offering to the market this superb three-bedroom Victorian mid terrace property located in this highly popular residential location just off Moseley high street in the heart of Moseley 'village'. Being much improved and modernised by the current owners and the spacious accommodation briefly comprises; fore garden, inner hallway, Minton tiled hallway, front reception room, ground floor WC, rear reception room with French doors to garden and opened out to a re-fitted kitchen, utility room and rear garden with a rear outhouse. To the first floor there are three good bedrooms and a house bathroom. The property further offers central heating and should be viewed to be fully appreciated! EPC Rating C.



Approach

The property is approached via paved fore courtyard with front entry door with accompany window above opening into:

Inne Lobby Area

With Minton tiled flooring, meter cupboard and glazed interior door opening into:

Hallway

With continued Minton tiled flooring, picture rail, cornice to ceiling, decorative archway, ceiling light point, stairs rising to the first-floor accommodation, central heating radiator and doors opening into:

Front Reception Room

12'9" x 9'9" (max) (3.91 x 2.99 (max))

With laminate wood effect flooring, central heating radiator, ceiling light point, double glazed bay window to the front aspects, picture rail, cornice to ceiling and feature fire surround.

Dining Area

13'2" (max) x 11'10" (4.02 (max) x 3.62)

With laminate wood effect flooring, ceiling light point, coving to ceiling, picture rail, fire space, central heating radiator, single glazed French doors giving access to the rear garden, open archway into kitchen and door opening into:

Ground Floor WC

2'7" x 6'3" (restricted head height) (0.81 x 1.91 (restricted head height))

With tiled flooring, tiling to splash back areas, low flush push button WC, wall mounted wash hand basin with mixer tap over and ceiling light point.

Kitchen

13'9" x 7'5" (4.21 x 2.28)

With a selection of matching base units, space facility for range cooker with tiled splash bac and extractor above, integrated dishwasher, space facility for fridge freezer, two double glazed windows to the side aspects, tiled flooring, ceiling spotlight points, wall mounted extractor fan and door opening into:

Utility

3'7" x 6'7" (1.1 x 2.02)

With space facility for fridge freezer, space facility for washing machine, useful built-in storage and shelving space, Velux roof light, continued tiled flooring, double glazed door giving access to the rear garden and ceiling spotlight points.

First Floor Landing

With laminate wood effect flooring, loft access point, loft window, central heating radiator, two ceiling light points and doors opening into:

Bedroom One

13'1" x 12'11" (max) (3.99 x 3.95 (max))

With laminate wood effect flooring covering, double glazed bay window to the front aspects, central heating radiator, picture rail and ceiling light point.

Bedroom Two

9'3" x 10'4" (max) (2.84 x 3.15 (max))

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

Bathroom

4'6" x 5'8" (1.39 x 1.74)

With a three-piece white bathroom suite comprising high cistern WC, bath with mixer tap and mains powered rainfall effect shower above, wash had basin on pedestal with mixer tap over and also offering tiling to splash back areas, frosted double glazed window to the side aspects, wall mounted extractor fan, tiled flooring and ceiling spotlight points.

Bedroom Three

7'7" (max) x 9'1" (max) (2.33 (max) x 2.79 (max))

With laminate weed effect flooring, double glazed window to the rear aspects, central heating radiator and ceiling light point.

Rear Garden

With block paved patio area, leading to a mature lawned area with pathway leading to the rear outhouse, and panelled fencing to borders with side access gate to shared accessway.

Rear Outhouse

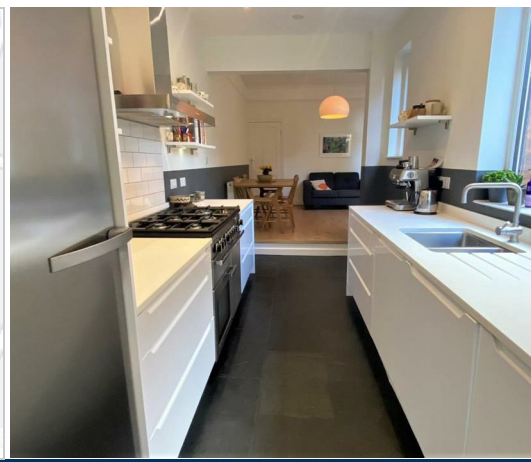
9'6" x 7'6" (2.92 x 2.30)

With laminate wood effect flooring, ceiling light point, double glazed French doors with accompanying windows.

Council Tax

According to the Direct Gov website the Council Tax Band for 19, King Edward Road Moseley, Birmingham, West Midlands, B13 8HR is band C and the annual Council Tax amount is approximately £1,693.98 subject to confirmation from your legal representative.





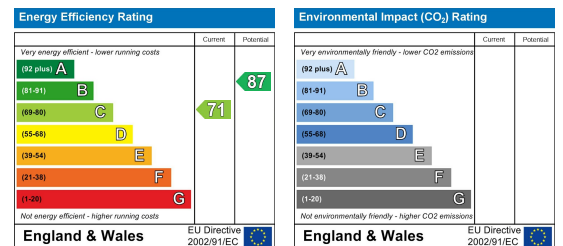
Floor Plan



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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