



211 Alcester Road

Moseley, Birmingham, B13 8PX

Offers Over £700,000



SIX BEDROOM PERIOD HOME IN THE HEART OF MOSELEY!* Retaining a wealth of period features, this sizeable period home sits nicely close to the Heart of Moseley Village and offers excellent access to all that is to see and offer in Moseley including the local coffee shops, independent restaurants, local shops, Moseley Private park, Cannon Hill Park, Mac Theatre and Edgbaston cricket ground and also the nearby transport links to the City Centre and the upcoming Moseley Train Station. The property offers the following accommodation; front fore garden offering off road parking, entrance vestibule, entrance hallway with stained glass door and original tiled flooring, through lounge with period fireplace, rear reception room with wood burning stove and access to a landscaped rear garden, guest bathroom, dining area and kitchen and further garden access. To the first floor there are three double bedrooms, re-fitted shower room, laundry room and a further staircase gives rise to the top floor offering three further bedrooms and refitted shower room. Energy Efficiency Rating D. To arrange your viewing to fully appreciate this lovely home please call our Moseley office.



Approach

The property is approached via a front garden with driveway and step leading up to fore garden area and pathway leading to a double glazed door with an accompanying window above opening into:

Porch

With Minton tiled floor covering, stained glass large door with feature windows to the above and side, spotlight point and step rising up to:

Hallway

With continued Minton tiled floor covering, two ceiling light points, stairs giving rise to the first floor accommodation, feature archway, door giving access to the cellar, central heating radiator, feature stained glass window overlooking the bathroom and doors opening into:

Living Room

16'4" (max) x 11'10" (4.99 (max) x 3.63)

With a double glazed bay window with stained glass inset above, central heating radiator, feature fireplace with decorative surround, ceiling light point, decorative cornice to ceiling, picture rail, exposed wooden floor covering, feature archway to bay, under stairs cloaks cupboard and further door opening into:

Rear Reception Room

12'2" (max) x 19'5" (max) (3.72 (max) x 5.93 (max))

With wood burning stove, double glazed bay French doors with stained glass insets giving access to the rear garden, feature archway to bay, central heating radiator, cornice to ceiling, ceiling light point with ceiling rose and picture rail.

Downstairs Bathroom

8'2" (max) x 10'0" (max) (2.49 (max) x 3.07 (max))

With lino to flooring, two single glazed windows to the side lean-to, low flush WC, feature bath with two taps over, wash hand basin set in decorative stand, picture rail, two stained glass windows overlooking the hallway, central heating radiator, ceiling light point, picture rail and coving to ceiling.

Dining Area

9'10",305'1" x 10'1" (3.93 x 3.08)

With single glazed sash windows to the lean-to area, central heating radiator, coving to ceiling, picture rail, ceiling light point with ceiling rose, laminate wood effect floor covering, central heating radiator and open decorative archway into:

Kitchen

9'8" x 12'9" (2.97 x 3.90)

With continued laminate wood effect floor covering, double glazed windows to the sides and rear., double glazed door giving access to the rear garden, central heating radiator, a selection of matching wall and base units, space facility for Range cooker and an American style fridge freezer, ceiling spotlight points, loft hatch and wall mounted light points.

First Floor Accommodation

From the ground floor a turning staircase gives rise to the first floor landing with ceiling light point, central heating radiator, decorative archway and doors opening into:

Bedroom

16'4" (max) x 12'0" (max) (5.00 (max) x 3.66 (max))

With three double glazed sash windows to the front aspect, ceiling light point with decorative ceiling rose, cornice to ceiling, central heating radiator and door opening into:

Storage Room/Potential En-Suite

Accessed from the bedroom and hallway with central heating radiator, ceiling light point, exposed wooden flooring, double glazed sash window to the front aspect plenty of storage options and wooden ladder giving access to further storage area.

Bedroom

12'2" (max) x 14'11" (max) (3.72 (max) x 4.55 (max))

With two double glazed sash windows to the rear aspect, ceiling light point with ceiling rose, central heating radiator, coving to ceiling and decorative fireplace with tiled surround.

Bedroom

10'1" x 12'11" (3.09 x 3.94)

With central heating radiator, double glazed sash windows to the rear aspect, ceiling light point, central heating radiator.

Laundry Room

With lino floor covering, space facility for washing machine, single glazed window to the side aspect and wall mounted central heating boiler.

Shower Room

9'11" (max) x 4'9" (max) (3.03 (max) x 1.45 (max))

With a double glazed window to the side aspect, low flush WC, wash hand basin in vanity unit, central heated towel rail, ceiling spotlight points, wall mounted extractor fan and walk-in shower cubicle with mains power shower over.

Top Floor Accommodation

With ceiling roof lights, stairs from the first floor landing, loft access point, ceiling light point, laminate wood effect floor covering and doors opening into:

Bedroom

22'6" (restricted head height) x 11'11" (6.86 (restricted head height) x 3.64)

With double glazed window to the front aspect, ceiling light point and central heating radiator.

Bedroom

12'11" x 10'4" (max) (3.96 x 3.15 (max))

With double glazed window to the rear aspect, ceiling light point, central heating radiator and restricted head height.

Bedroom

14'11" x 11'10" (4.55 x 3.61)

With double glazed window to the rear aspect, ceiling light point, some restricted head height and central heating radiator.

Shower Room

6'5" (max) x 8'1" (max) (1.97 (max) x 2.47 (max))

With double glazed Velux roof light, walk-in shower cubicle with electric shower over, ceiling spotlight points, ceiling mounted extractor fan, wash hand basin on pedestal with mixer tap over, heated towel rail, low flush push button WC and restricted head height.

Cellar

11'5" x 15'7" ceiling head height 5'11" (3.48 x 4.77 ceiling head height 1.81)

With ceiling light point.

Rear Garden

Being accessed from the rear reception room, kitchen or side lean to and leads to paved patio area leading to mature lawned area, panel fencing to borders, greenhouse area, rear garden shed and fenced of part to the rear.

Covered Side Lean-To

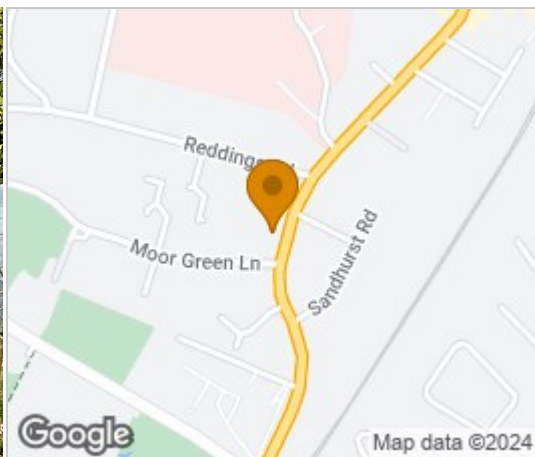
7'9" x 23'7" (max) (2.38 x 7.19 (max))

With windows overlooking the bathroom and dining room, useful storage space and doors giving access to the rear garden and to the front of the property.

Council Tax

According to the Direct Gov website the Council Tax Band for 211, Alcester Road Moseley, Birmingham, B13 8PX is band E and the annual Council Tax amount is approximately £2,329.22 subject to confirmation from your legal representative.





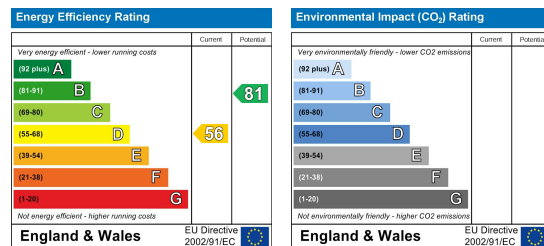
Floor Plan



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.