



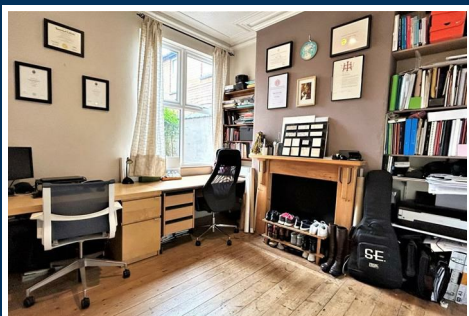
## 1 Cadbury Road

Moseley, Birmingham, B13 9BH

Offers In The Region Of £380,000



Four bedroom mid-terrace period family home located in this popular location on Cadbury Road in Moseley. It offers excellent access to Moseley Village and is located within easy reach of all of its associated amenities including coffee shops, cafes, bars, restaurants, shopping facilities, the upcoming Moseley train station and good transport links into the City Centre. The property benefits from central heating with a re-fitted boiler (Worcester Greenstar 8000 life, the vendor informs us that it was installed in November 2021) with 11 thermostatic radiator valves, updated and re-fitted electric fuse box and adapted with plugs suitable for USB cables. The accommodation briefly comprises; fore garden, inner vestibule, hallway with Minton flooring, two reception rooms, kitchen/dining area and access to a well landscaped rear garden. To the first floor the property offers three bedrooms and a fitted family shower room with a further staircase leading to the second floor with a further bedroom and bathroom. Energy Efficiency Rating D. Total house area is: 154 square metres. To arrange your viewing to fully appreciate the accommodation on offer, please call our Moseley office.



### Approach

The property is approached via a gate with a wall surround with a shallow front fore garden with three evergreen trees, magnolia tree and pathway leading to a decorative glazed front entry door opening into:

### Inner Hallway

With red quarry tiled floor covering, re-fitted fuse box, gas meter and glazed interior door opening into:

### Hallway

With Minton tiled floor covering, central heating radiator, decorative archway, ceiling rose, cornice to ceiling, two ceiling light points, door open into useful under stairs storage cupboard with ceiling light point and red quarry tiled flooring, further storage cupboard with obscured double glazed window to the side aspect, ceiling light point and laminate wood effect flooring and further door opening into:

### Reception Room One

13'1" max x 15'1" max (4.01 max x 4.6 max)

With single glazed bay window to the front aspect, laminate wood effect floor covering, decorative picture rail, central heating radiator, decorative cornice to ceiling and ceiling light point with decorative ceiling rose.

### Reception Room Two

10'4" x 10'9" (3.17 x 3.3)

With exposed wooden flooring, double glazed window overlooking the rear garden, cornice to ceiling, ceiling spotlight point, decorative ceiling rose and central heating radiator.

### Kitchen/Diner

9'11" max x 20'8" max (3.03 max x 6.31 max )

With tiled flooring, two ceiling light points, three double glazed windows to the side aspect, wooden stable door with glazed inset and further single glazed window above giving access to the rear garden, central heating radiator, re-fitted Worcester combination boiler, a selection of matching wall and base units, stainless steel sink and drainer with mixer tap over, space facility for gas oven, fridge freezer and washing machine, tiling to splash back areas and central heating radiator.

### First Floor Accommodation

With decorative staircase gives rise to a split level first floor landing with central heating radiator, two ceiling light points, double glazed window to the side aspect, stairs giving rise to the top floor accommodation and doors opening into:

### Bedroom One

16'9" max x 12'5" max (5.12 max x 3.80 max)

With exposed wooden flooring, central heating radiator, decorative cornice to ceiling, ceiling light point, double glazed window to the front aspect and feature fireplace with marble hearth.

### Bedroom Two

10'11" x 10'4" (3.34 x 3.17)

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

### Bedroom Three

7'11" x 13'10" (2.42 x 4.24)

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

### Shower Room

6'9" x 6'4" (2.08 x 1.94)

With corner entry shower cubicle with electric shower over, ceiling light point, low flush WC, wash hand basin on pedestal with two taps over, obscured double glazed window to the side aspect, laminate wood effect floor covering, tiling to splash back areas and central heating radiator.

### Top Floor Accommodation

From first floor landing stairs gives rise to the top floor landing with a Velux roof light, ceiling light point and doors opening into:

### Bedroom Four

16'10" x 13'3" (5.14 x 4.04)

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

### Bathroom

9'3" max x 9'1" max (2.82 max x 2.79 max)

With exposed wooden flooring, Velux roof light, low flush WC, bath with mixer tap over, shelf next to the bath, corner entry shower unit with electric shower over, wash hand basin on pedestal with mixer tap over, ceiling light point, tiling to splash back area, central heating radiator and restricted head height.

### Rear Garden

The landscaped rear garden is 20.5m long and has a paved patio area leading up to raised decked area leading to further decorative block paved patio area with lawned area, pathway to the rear, shared accessway to the sides, further raised patio area, decorative flowerbeds, door opening into outhouse.

### Outside Store

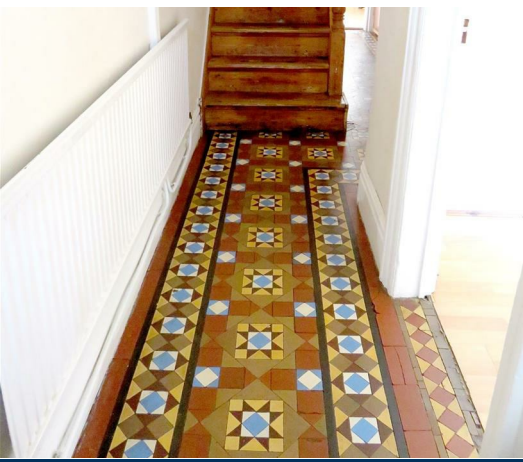
11'9" x 7'10" (3.6 x 2.4)

With an outside garden store, that could easily be converted to extend the house (subject to planning permissions).

### Council Tax

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





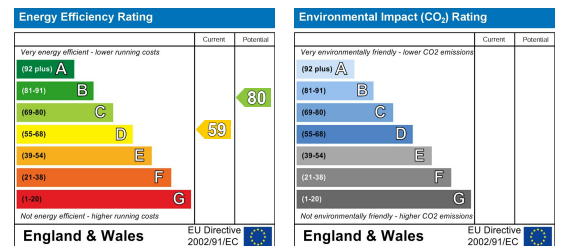
## Floor Plan



## 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.