



40 Park Hill

Moseley, Birmingham, B13 8DT

Guide Price £950,000



Rarely does such a remarkable home find its way to the market. This exquisite, mid-Victorian double-fronted family home boasts six double bedrooms and offers captivating views of St Anne's Church from the front. Painstakingly restored with care and devotion by its current owners, the property provides exceptional, generously proportioned, and tastefully designed living spaces across four floors. Adorned with a splendid array of period features, the home's pièce de résistance is its enchanting, mature rear garden. Nestled on Park Hill in Moseley, residents enjoy easy access to the vibrant Moseley Village, just a short stroll away. Additionally, you can take a wander into Moseley Park and also have convenient access to key commuter routes, linking to the QE Hospital, University of Birmingham, City Centre, Edgbaston cricket ground, Cannon Hill Park, MAC arts center, and the esteemed local schools. This beautiful home is truly exceptional, offering accommodation that includes a mature front garden and driveway, entrance porch, stunning hallway, two reception rooms, ground floor cloakroom, cellar/workshop with a wine cellar, breakfast kitchen, rear dining room, utility room, boot room, and a splendid mature rear garden. The first-floor hosts four double bedrooms, with the primary dual-aspect bedroom featuring picturesque views and an en-suite bathroom. Additionally, there's a family bathroom and a separate modern shower room with wc with a further staircase giving rise to the top floor with two further double bedrooms with one having en-suite bathroom. Energy Efficiency Rating D. To book your viewing please call our Moseley sales team.



Approach

This superb, double fronted mid-Victorian semi-detached property is approached via decorative pillared access onto a tarmac drive, and has a mature front fore garden with a varied selection of mature plants and shrubs including low level hedgerows. Steps lead up to a storm porch with a handsome front door opening into:

Entrance Hallway

Being accessed via an original style front entry door, with bespoke side windows and a semi circular window above, all double glazed, into entrance hall with Minton tiled floor, Victorian style radiator, stairs leading to the first floor, decorative picture rail, ornate cornice, two hand made glass suspended ceiling lights, dado rail and interior doors opening into:

Living Room

23'9" to bay x 14'11" (7.26 to bay x 4.55)

With superb wooden framed double glazed sash bay window to the front, ornate cornice, decorative ceiling rose with suspended multiple lamp fitting, two floor standing Victorian style radiators and a heating trench, feature fireplace with tiled hearth and decorative marble surround and mantle piece, dado rail and hardwood wooden floor.

Dual Aspect Living Room

14'10" x 20'7" (4.53 x 6.28)

With a superb inset feature fireplace with marble surround and mantle piece and tiled hearth, wooden framed double glazed French doors with accompanying top and side windows giving views and access to the rear garden, wall mounted contemporary radiator, feature triple sash style wooden framed double glazed windows giving church views to the front, ornate cornice to ceiling, decorative picture rail, decorative ceiling rose with suspended ceiling light and wall mounted picture lights.

Cellar

workshop area 13'10" x 13'4" (workshop area 4.24 x 4.07)

From hallway steps lead down into the cellar currently being utilised as a workshop with strip ceiling light point, blue engineering brick flooring and open walkway into:

Wine Cellar and Storage

14'5" x 6'6" (4.4 x 1.99)

With wine storage area, shelving storage and space for fridge and freezers.

Ground Floor WC

4'7" x 6'4" (1.4 x 1.95)

With contemporary elliptical wash hand basin with hot and cold mixer tap on vanity unit, frosted wooden framed double glazed sash window to the side, low flush WC, decorative dado rail, Victorian effect tiled floor covering, low level central heating radiator, ceiling light and decorative picture rail.

Kitchen

14'9" x 14'2" (4.51 x 4.32)

Offering a selection of bespoke wall and base units incorporating larder and display cupboards, Range cooker with in-built extractor over, inset

double Villeroy & Bosch Belfast sink with mixer tap, wooden framed double glazed sash window giving views to rear and into boot room, recessed spots to ceiling, drop down ceiling lights, and then incorporating Island unit with circular stainless steel sink with combined mixer and filter taps, integrated double fridge and Bosch dishwasher, floor standing Victorian style radiator, decorative picture rail, cornice to ceiling, Victorian Minton effect tiled floor coverings and tiling to all splash backs.

Rear Dining Room

19'4" x 11'10" (5.91 x 3.63)

Being accessed from an open archway in the kitchen leading into this superb dining room with wooden double framed French doors with accompanying wooden double glazed windows giving views and access to the rear garden, 'Marmoleum' floor, cornice to ceiling, picture rail, drop down ceiling lights, further contemporary light point, floor standing Victorian style radiator, wooden framed double glazed sash window to side into the side boot room/utility and giving access into:

Utility

6'6" x 4'7" (2 x 1.4)

With wall mounted shelving, frosted wooden framed double glazed window to the side aspect, two wall mounted 'Worcester' Bosch boilers, work surface, space for tumble dryer and washing machine and ceiling light.

Boot Room

11'2" x 8'3" (3.42 x 2.53)

From the rear double glazed frosted door, steps leads into a beautiful boot room with slate tiled floor, work bench and storage shelving, inset Belfast sink with hot and cold mixer tap and wonderful wooden framed double glazed windows to side and rear respectively with wooden framed exterior door giving access to the rear garden.

First Floor Accommodation

From the entrance hallway a turning staircase gives rise to the first floor landing with decorative cornice to ceiling, further staircase with balustrade giving rise to the top floor, two drop down ceiling lights, and doors opening into:

Principle Bedroom

20'8" x 14'10" (6.3 x 4.54)

The main bedroom offers dual aspect views via wooden framed double glazed sash window giving superb front views, further wooden framed double glazed sash window giving rear garden views, and also offers mirror fronted contemporary column radiators, cornice to ceiling, decorative picture rail, a selection of in-built wardrobes, golden feature ceiling light and a further door opens into:

Superb Contemporary En-Suite Shower Room

6'4" x 7'1" (1.95 x 2.18)

With contemporary walk-in shower with mains shower over, wall mounted contemporary wash hand basin with illuminated mirror above and hot and cold mixer tap, corner fitted push button WC, wall mounted heated towel rail, wooden framed double glazed sash windows to the front aspect, feature ceiling light, cornice to ceiling, decorative picture rail and contemporary tiling to all splash backs and floor.

Bedroom Two

14'9" x 15'1" (4.5 x 4.61)

With superb views overlooking the church with wooden framed double glazed sash windows to the front, cornice to ceiling, decorative picture rail, ceiling light with ceiling rose and ornate Victorian wash hand basin with hot and cold taps.

Bathroom

14'9" x 8'4" (4.5 x 2.56)

A superb Victorian style bathroom offering a free standing claw footed slipper bath with hot and cold taps, wooden framed double glazed frosted sash window to the side aspect, low flush WC, bidet, wash hand basin on vanity unit with under sink storage, tongue and groove paneling to half wall height, decorative picture rail, cornice to ceiling, drop down ceiling lights, two wall mounted lights, strand-woven bamboo floor covering and a selection of original style in-built storage cupboards housing pressurised hot water cylinder and in-built shelving.

Bedroom Three

14'11" x 13'11" (4.55 x 4.26)

With wooden framed double glazed sash window to the rear, decorative picture rail, cornice to ceiling, drop down light and recessed spots to ceiling, wall mounted contemporary mirror fronted radiator and loft access point.

Separate Shower Room

9'8" x 2'11" (2.95 x 0.91)

With a contemporary walk-in shower with mains shower over, corner mounted WC with push button hidden cistern, wall mounted contemporary circular wash hand basin with hot and cold mixer tap, two frosted wooden framed double glazed windows to the side aspect, heated towel rail, strand-woven bamboo floor covering, two drop down ceiling lights and loft access point.

Bedroom Four

11'9" x 15'7" (3.6 x 4.77)

Currently utilised as a home gym with wooden framed double glazed sash window giving superb rear views, further wooden framed double glazed window to the side aspect, decorative picture rail, cornice to ceiling, mirror finish radiator, ceiling light and continued strand-woven bamboo floor covering.

Top Floor Accommodation

From the first floor landing turning staircase gives rise to the top floor with frosted wooden framed double glazed sash window to the side aspect, ceiling light, dado rail and interior doors which open into:

Bedroom Five

14'2" x 15'11" (4.32 x 4.86)

With feature wooden framed double glazed sash window giving superb views of the rear garden, ceiling light, and two central heating radiators

Bedroom Six

10'6" x 13'11" (3.22 x 4.25)

With exposed refurbished wooden floor, wooden framed double glazed sash window to the side aspect, ceiling light point and central heating radiator and doors opening into;

En-Suite Bathroom

10'2" x 5'1" (3.12 x 1.57)

With panel bath with hot and cold taps, low flush WC, wash hand basin on vanity unit with storage under and with hot and cold mixer tap, double glazed Velux to the front aspect, central heating radiator, vinyl tile floor covering, tiling to splash backs and recessed spots to ceiling.

Storage Room

With wooden floor covering, ceiling light and double glazed Velux roof light to the front aspect.

Box Room

12'9" x 6'4" (3.91 x 1.95)

Providing plentiful storage space with ceiling lights.

Rear Garden

The garden is largely surrounded by brick walls and contains a wonderful array of mature trees, shrubs, climbers and perennials. A gravelled patio with further blue engineering brick area then leads down to a meandering mature lawn surrounded by well stocked mature borders. Steps lead up to a beautiful cedar gazebo. An archway and walkway leads to the rear garden area with a Japanese feel. Amongst the generous planting, it has two ponds with associated cascade and rill, seating areas and meandering paths. At the end of the garden is a cedar summerhouse with close electric sockets. The garden should be fully explored to be truly appreciated.





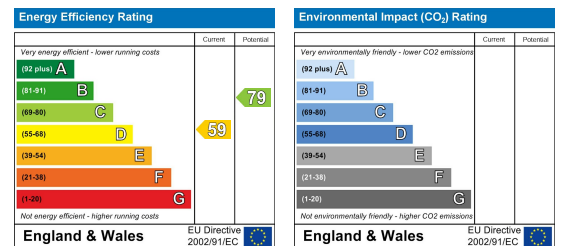
Floor Plan



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.