



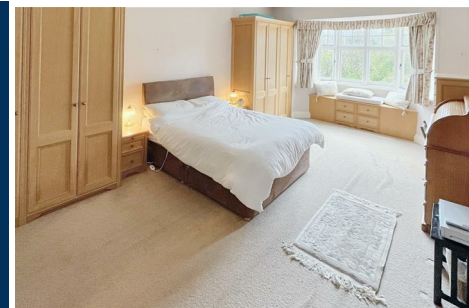
62 Oxford Road

Moseley, Birmingham, B13 9SQ

Guide Price £825,000



****LOVELY SIX BEDROOM DETACHED FAMILY HOME IN PRIME LOCATION! **** Amazing six bedroom detached family home, located in this highly desirable location on Oxford Road. Offering excellent access into Moseley village with its vibrant cafes, bars, restaurants and shopping facilities, local schools including Moseley C of E primary school, transport links to the City Centre, and Moseley Train Station, which is currently being developed to be opening soon. The spacious accommodation briefly consists of; fore garden and driveway, entrance hallway with decorative features, two reception rooms, downstairs WC, kitchen/diner, utility room with access to a lovely rear garden. To the first floor there are four bedrooms with two bedrooms benefitting from en-suite shower rooms and separate family bathroom. Further staircase giving rise to the second floor with two further bedrooms and a shower room. Energy Efficiency Rating: TBC. To arrange your viewing to fully appreciate this sizeable home please call our Moseley Office.



Approach

This detached home is approached via a tarmac driveway with mature shrubs and trees to the front leading to a wooden door with stained glass window opening into:

Hallway

With two ceiling light points with decorative ceiling roses, single glazed windows to the front aspect with bench seating area, decorative fireplace, central heating radiator, door opening into under stairs storage cupboard providing useful storage, stairs giving rise to the first floor accommodation and doors opening into:

Reception Room One

11'11" x 16'6" into bay (3.64 x 5.03 into bay)

With single glazed bay window to the front aspect, central heating radiator, exposed wooden floorboards, two ceiling light points, coving to ceiling and single glazed window to the side aspect.

Reception Room Two

20'6" x 15'5" max (6.26 x 4.71 max)

With ceiling light point with decorative ceiling rose, double glazed patio door with an accompanying window giving views and access to the rear garden, feature fireplace with surround, marble hearth and wooden mantle piece, two opaque double glazed windows to the side aspect, coving to ceiling, two central heating radiators and dado rail.

Ground Floor WC

6'5" x 4'1" (1.98 x 1.26)

With single glazed opaque original stained glass window to the side aspect, low flush WC, sink on pedestal with two taps over, central heating radiator, lino to flooring, ceiling light point and tiling to splash backs.

Kitchen/Diner

20'11" max x 10'11" (6.40 max x 3.34)

Dining Area

9'4" x 10'10" (2.85 x 3.32)

With tiling to flooring, double glazed opaque window to the side aspect, ceiling light point, central heating radiator and walkway into kitchen.

Kitchen Area

9'1" x 10'6" (2.77 x 3.21)

With a selection of cream wall and base units with marble effect work surfaces, continued tiling to flooring, one and a half bowl sink and drainer with mixer tap over, double glazed window to the side aspect, ceiling spotlights, further double glazed window to the rear aspect, space for Rangemaster cooker, built-in fridge and 'Sharpe' dishwasher and single glazed door opening into:

Utility

14'3" x 5'8" (4.36 x 1.75)

With tiling to flooring, cream wall and base units with marble effect work surface over, space for washing machine and tumble dryer, Belfast sink with two taps over, dual aspect double glazed windows to the side aspect, patio door giving access to the rear garden, ceiling light point, space for fridge freezer and built-in storage providing useful storage.

First Floor Accommodation

From hallway stairs gives rise to the first floor landing with double glazed opaque window to the side aspect, ceiling light points, central heating radiator, further stairs giving rise to the top floor accommodation and doors opening into:

Bedroom One

10'11" min x 16'4" max into bay x 11'10" max (3.33 min x 4.98 max into bay x 3.63 max)

With ceiling light point, picture rail, coving to ceiling, central heating radiator, double glazed bay window overlooking the front aspect and door opening into:

En-Suite Shower Room

4'11" x 7'1" (1.50 x 2.18)

With a three piece suite comprising shower cubicle with shower over, low flush WC, sink in vanity unit with two taps over, central heating towel rail, lino to flooring, ceiling light point, ceiling spotlight and ceiling extractor fan.

Bedroom Two

19'10" x 12'4" (6.07 x 3.78)

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

Bedroom Three

10'1" x 13'10" (3.08 x 4.22)

With picture rail, coving to ceiling, ceiling light point, central heating radiator, glazed bay window overlooking the rear aspect and door opening into:

En-Suite Shower Room

7'0" x 4'9" (2.15 x 1.47)

With lino to flooring, three piece white bathroom suite comprising low flush WC, walk-in shower cubicle with shower attachment above, sink in vanity unit with two taps over, wall mounted central heating towel rail, double glazed opaque window to the side aspect tiled surround, ceiling spotlights and ceiling mounted extractor fan.

Bedroom Four

11'5" x 10'9" into bay with restricted head height (3.48m x 3.30m into bay with restricted head height)

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

Family Bathroom

8'6" x 7'0" (2.61 x 2.14)

With lino to flooring, three piece white bathroom suite comprising low flush WC, sink in vanity unit with two taps over, panel bath with two taps over and shower attachment above, ceiling extractor fan, ceiling spotlights, double glazed opaque window to the side aspect and central heating radiator.

Top Floor Accommodation

From the first floor landing stairs gives rise to the top floor landing with original stained glass window to the side aspect, central heating radiator, ceiling light point and doors opening into:

Bedroom Five

12'4" x 13'9" (3.78 x 4.21)

With loft access point (not inspected), double glazed window overlooking the rear garden, original feature fireplace, ceiling light point and central heating radiator.

Bedroom Six

8'7" x 11'1" with restricted head height (2.64 x 3.39 with restricted head height)

With double glazed window to the side aspect, laminate to flooring, ceiling light point, central heating radiator, cupboard housing the 'Worcester' boiler and water tank.

Shower Room

6'1" x 4'11" (1.87 x 1.51)

With lino to flooring, low flush WC, shower cubicle with shower over, wall mounted corner sink with two taps over, tiled surround, central heating radiator, wall mounted light point and double glazed opaque window to the side aspect.

Rear Garden

With a paved patio area leading to lawn turfed area leading to the rear of the garden with shed and fencing and hedgerows to borders and decorative trees and mature plants.

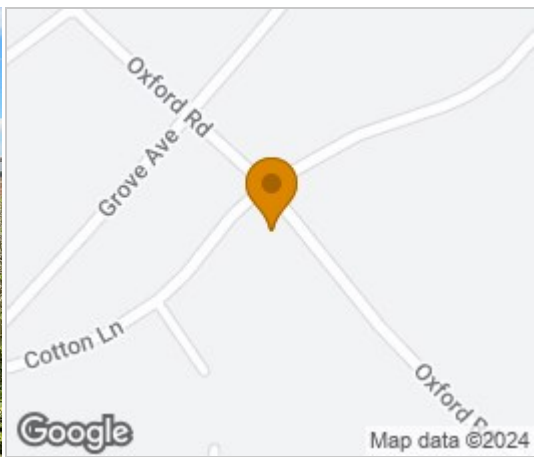
Garage

With a detached garage at the rear of the property which can be accessed from Cotton Lane.

Council Tax Band

According to the Direct Gov website the Council Tax Band for 62 Oxford Road Moseley, Birmingham, West Midlands, B13 9SQ is band F and the annual Council Tax amount is approximately £3,009.87 subject to confirmation from your legal representative.





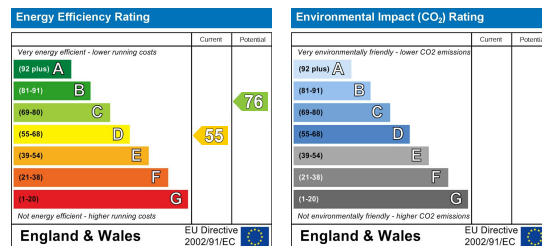
Floor Plan



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.