



96 Woodstock Road

Moseley, Birmingham, B13 9BN

Offers Over £495,000



Exceptional four bedroom semi detached family home located on this sought after location on Woodstock Road, Moseley being recently updated and extended by the current owners to a very high standard. This impressive family home is located to offer excellent access to all the nearby points of interest including Moseley Village with all of its well renowned amenities including shops, restaurants and independent shops as well as and the surrounding areas of Kings Heath, Hall Green, local Schools and Parks as well as transport links into the City Centre. This beautifully presented home has central heating and double glazing. The following well planned accommodation comprises of; front fore driveway, porch, entrance hall, living room with open walkway to a newly extended kitchen diner with bi-folding doors and orangery roof opening onto a landscaped rear garden. The downstairs also benefits from a separate WC and Utility room. To the first floor there are three good bedrooms with a contemporary family bathroom and further staircase to 2nd floor with fourth bedroom and en-suite shower room. Energy Efficiency Rating E.

To arrange your viewing to fully appreciate the accommodation on offer, please call our Moseley office or feel free to visit the website for more information.



Approach

The property is approached via a paved driveway leading to a UPVC front entrance door with accompanying side windows opening into:

Porch

With tiling to flooring, wall mounted light point and double glazed opaque door with accompanying opaque decorative side windows opening into:

Hallway

With wood effect parquet to flooring, under stairs storage, stairs giving rise to the first floor accommodation, decorative cornice, ceiling light point with decorative ceiling rose, central heating radiator and doors opening into:

Open Plan Living Room

10'10" x 22'3" (3.32 x 6.79)

With continued wood effect parquet to flooring, double glazed bay window to the front aspect, decorative cornice to ceiling, two ceiling light points with decorative ceiling rose and open walkway into:

Kitchen/Dining Room

Also accessed from the hallway with engineering marble tiled flooring with underfloor heating, door opening into downstairs WC, with a selection of cream wall and base units with a quartz work surface incorporating fridge/freezer, Neff cooker, hob and extractor, AEG double oven, built-in AEG microwave, built-in dishwasher, central island bar with seating space, marble effect work surfaces and stainless steel sink and marble drainer with mixer tap over, bi-folding doors giving access to the rear garden, double glazed window to the rear aspect, ceiling spotlights, orangery roof and door opening into utility room.

Downstairs WC

5'7" x 3'2" (1.71 x 0.97)

With low flush WC, decorative sink with mixer tap over set in vanity unit, tiled surround, continue wood effect parquet to flooring, ceiling light point and wall mounted extractor fan.

Utility

15'9" x 4'11" (4.82 x 1.52)

With tiled floor covering, space for washer/dryer, wall mounted Worcester boiler and underfloor heating system, water tank, double glazed door with accompanying opaque window to the front aspect and ceiling spotlights.

First Floor Accommodation

From hallway stairs gives rise to the first floor landing with decorative cornice to ceiling, ceiling light point, wood effect parquet flooring, stairs gives rise to the top floor accommodation and doors opening into:

Bedroom One

10'10" x 15'5" (into bay) (3.32 x 4.71 (into bay))

With continue wood effect parquet to flooring, double glazed bay window to the front aspect, central heating radiator, cornice to ceiling, ceiling light point with decorative ceiling rose, ceiling spotlight and door opening into:

Bedroom Two

9'5" x 10'10" (max) x 9'1" (min) (2.89 x 3.32 (max) x 2.77 (min))

With continued wood effect parquet to flooring, central heating radiator, double glazed window to the rear aspect, ceiling light point and cornice to ceiling.

Bedroom Three

9'11" x 8'9" (max) x 5'1" (min) (3.03 x 2.68 (max) x 1.55 (min))

With continued wood effect parquet to flooring, central heating radiator, double glazed window to the front aspect, cornice to ceiling, ceiling light point an Velux roof window

Shower Room

5'1" x 6'10" (1.55 x 2.09)

With engineering marble tiling to flooring, tiling surround, double glazed opaque window to the rear aspect, wall mounted extractor fan, ceiling spotlights, sink in vanity unit with mixer tap over, low flush WC, walk-in shower cubicle with rainfall shower attachment over and central heating towel rail.

Top Floor Bedroom

16'7" (restricted head height) x 15'5" (max) x 13' (5.06 (restricted head height) x 4.71 (max) x 4.04)

From first floor landing stairs gives rise to the top floor with double glazed window overlooking the bedroom and door opening into bedroom. With double glazed window to the rear aspect, central heating radiator, ceiling spotlight, ceiling light point, eaves storage, two double glazed Velux roof light to the rear aspect and door opening into:

En-Suite Shower Room

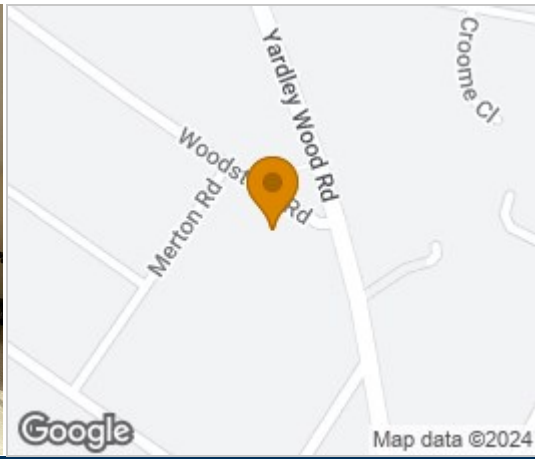
4'11" x 9'8" (both with restricted head height) (1.51 x 2.97 (both with restricted head height))

With eaves storage, ceiling potlight points, Velux window to the front aspect, ceiling mounted extractor, walk-in shower cubicle with rainfall shower attachment over, sink in vanity unit with mixer tap, low flush WC, engineered tiling to flooring, tiling surround and central heated towel rail.

Rear Garden

Via bi-folding doors leads out the the rear patio area leading to artificial grass, fencing surround and mature trees.





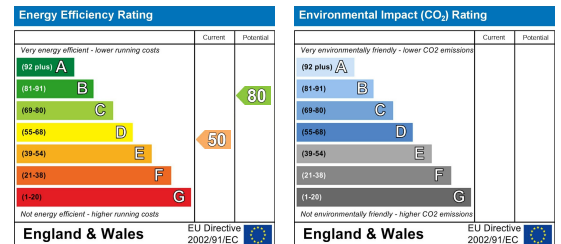
Floor Plan



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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