



## 47 Elizabeth Road

Moseley, Birmingham, B13 8QH

Offers Over £700,000



Lovely five bedroom detached family home located in this quiet location on Elizabeth Road in Moseley. The property is located to offer excellent access to all the nearby points of interest including Cannon Hill park, Edgbaston cricket ground, MAC Theatre and QE Hospital and excellent access into nearby Moseley Village with all of its well renowned amenities including shops, restaurants, bars and independent shops and transport links not too far away into the City Centre and the surrounding areas and benefit of the upcoming Moseley train station. This amazing home has central heating and double glazing and the following well planned accommodation comprises of; front driveway, porch, reception room/study, living area, open-plan kitchen and dining room, utility room, downstairs WC and access to a lovely rear garden. To the first floor there are five bedrooms with two bedrooms benefitting from en-suites and also a further family bathroom. Energy Efficiency Rating C. To arrange your viewing to fully appreciate the accommodation on offer, please call our Moseley office.



### Approach

The property is approached via a paved driveway with lawn turfed area with borders surround, hedgerow to frontage and leading to a UPVC front entrance door opening into:

### Porch

With ceiling light point, tiled flooring, original single glazed window to the side aspect and original single glazed wooden door opening into:

### Hallway

With wooden oak flooring, central heating radiator, stairs giving rise to the first floor landing, under stairs storage space, two ceiling light points and solid timber core with oak veneer doors opening into:

### Reception Room One/Study

7'7" x 13'1", 154'2" (2.33 x 4.47)

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

### Ground Floor WC

4'0" x 5'10" (1.24 x 1.79)

With tiled flooring, tiled surround, low flush WC, sink on pedestal with two taps over, central heating radiator and ceiling light point.

### Kitchen/Diner and Open Plan Living

12'1" x 24'2" (3.69 x 7.39)

From hallway open walkway into kitchen/diner with living area with double glazed bay window to the front aspect, wall and ceiling light points, central heating radiators, continued wooden oak flooring and open walkway into:

### Kitchen/Dining Area

11'11" x 11'5" (3.65 x 3.48)

With tiled flooring, underfloor heating, white wall and base units with quartz work surfaces, space for an American style fridge freezer, microwave and cooker with extractor over, stainless steel sink and drainer with mixer tap over, built-in dishwasher, two double glazed windows overlooking the rear garden, patio door giving views and access to the rear garden, ceiling spotlights, ceiling light point and door opening into:

### Utility

5'10" x 6'9" (1.78 x 2.07)

With double glazed UPVC door giving access to the side aspect, tiling to flooring, underfloor heating, white base units with marble effect work surfaces incorporating stainless steel sink and drainer with mixer tap over, space facilities for washing machine and tumble dryer, wall mounted 'Vaillant' boiler, water tank and ceiling light point.

### First Floor Accommodation

From hallway stairs gives rise to the first floor landing with double glazed opaque window to the side aspect, ceiling light point, door opening into airing cupboard, central heating radiator, loft access point with pull down ladder and doors opening into:

### Bedroom One

12'5" min x 16'11" max (3.79 min x 5.18 max )

With door opening into wardrobe proving useful storage, two ceiling light points, central heating radiator, double glazed window giving view of the rear garden and door opening into:

### En-Suite Shower Room

4'9" x 7'10" (1.45 x 2.41)

With walk-in shower cubicle with rainfall shower over, low flush WC, sink on vanity unit with mixer tap over, tiling to flooring, tiled surround, central heated towel rail, wall mounted extractor, double glazed opaque window to the side aspect and ceiling light point.

### Bedroom Two

11'11" x 15'10" (3.65 x 4.85)

With ceiling light point, central heating radiator, two double glazed windows to the rear aspect and further door opening into:

### En-Suite Bathroom

5'11" x 6'8" (1.81 x 2.05)

With double glazed opaque window to the side aspect, ceiling light point, wall mounted extractor fan, central heating towel rail, bath with mixer tap over, low flush WC, marble worksurface with sink in teak units with mixer tap over, tiled flooring and tiled surround.

### Bedroom Three

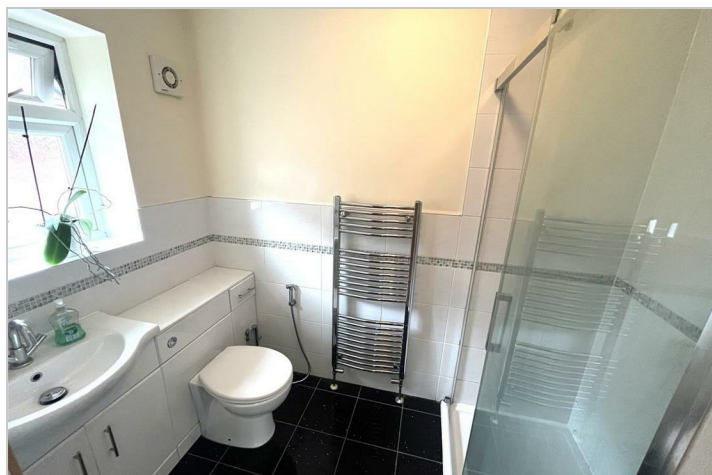
11'10" x 15'7" into bay (3.61 x 4.76 into bay)

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

### Bedroom Four

11'11" x 8'0" (3.64 x 2.44)

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



### Bedroom Five

12'0" x 7'2" (3.68 x 2.19)

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

### Bathroom

6'9" x 8'0" (2.08 x 2.44)

With tiled flooring, tiled surround panel bath with mixer tap and rainfall shower over, low flush WC, sink on pedestal with mixer tap, wall mounted extractor fan, double glazed opaque window to the side aspect, ceiling light point and central heated towel rail.

### Loft

Being fully insulated, boarded and lighting.

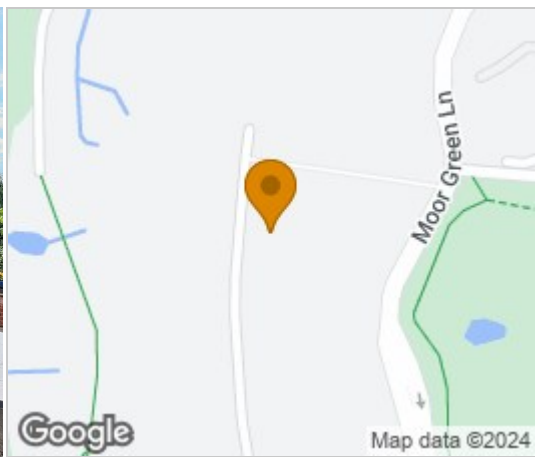
### Rear Garden

With paved patio area with steps leading to lawn turfed garden with decorative shrubs and trees to borders leading to the rear section of the garden with further mature trees, secret garden beyond the trees at the rear with a potting area and fitted shed.

### Council Tax Band

According to the Direct Gov website the Council Tax Band for 47 Elizabeth Road, Moseley, Birmingham, B13 8QH is band E and the annual Council Tax amount is approximately £2,546.82 subject to confirmation from your legal representative.





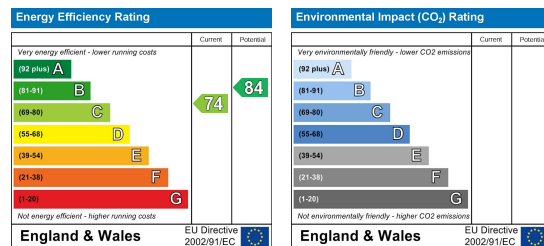
## Floor Plan



## 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.