



96 Oxford Road

Moseley, Birmingham, B13 9SQ

Offers Over £825,000



We are delighted to offer an opportunity to acquire this beautiful five bedroom semi-detached period home located in the heart of the very popular area of Moseley. The house has been lovingly restored and now highlights the charming Victorian period features, while also incorporating the best of comfortable modern living. An ideal family home in an excellent location for all the local amenities including, Moseley C of E Primary School, Moseley Park and Pool, shops (many of them unique independent shops), restaurants and bar. There are good transport links into the not too distant city centre, which will further benefit from the opening of the new Moseley train station. There is well planned accommodation over all three floors, which comprises of driveway, shared side access to house and garden with garage, hallway, two reception rooms, re-fitted and extended kitchen/diner with integrated appliances, utility room, downstairs WC and doors giving access to a lovely rear garden. To the first floor there are four bedrooms and a family bathroom with a further staircase leading to the top floor, with an open study area, shower room and further bedroom with a walk-in wardrobe. The property further benefits from double glazing, central heating with a brand new combi Worcester Bosch boiler, has the advantage of new electrics throughout and no upward chain. EPC rating - F. To fully appreciate the property on offer please contact our Moseley office.



Approach

The property is approached via a driveway leading to a front entrance door opening into:

Hallway

With Minton tiled flooring and doors opening into:

Kitchen

10'5" x 20'1" (3.18 x 6.13)

With herringbone flooring, wall and base units with marble effect work surfaces incorporating Belfast sink with a boiling hot water tap, wine cooler, built-in microwave, washing machine and dryer, two double glazed windows to the side aspect, 'Rangemaster' cooker with extractor over, wall mounted radiator and open walkway into:

Utility

8'6" x 10'5" (2.60 x 3.19)

Including a new washing machine and dryer, a central heating radiator, continued herringbone flooring, double glazed windows to the side aspect, double glazed opaque door giving access to the rear garden, wall and base units and open doorway into:

Ground Floor WC

3'5" x 8'2" (1.06 x 2.50)

With low flush WC, sink on pedestal with two taps over, brand new wall mounted Worcester combination boiler, two ceiling light points, double glazed window to the rear aspect, central heating radiator and tiling to flooring.

Reception Room One

12'4" x 18'8" into bay (3.78 x 5.71 into bay)

With double glazed bay window to the front aspect,

double glazed bay window to the front aspect, coving to ceiling, dado rail, fireplace and central heating radiator.

Reception Room Two

12'5" x 16'3" (3.80 x 4.97)

With continued wooden laminate to flooring, double glazed patio doors with accompanying windows giving views and access to the rear garden, picture rail, coving to ceiling and central heating radiator.

First Floor Accommodation

From hallway stairs gives rise to the first floor landing with two double glazed windows to the side aspect, two ceiling light points, stairs giving rise to the top floor accommodation and doors opening into:

Bedroom One

16'4" x 10'5" (4.99 x 3.18)

With picture rail, central heating radiator and double glazed bay window to the front aspect.

Bedroom Two

12'5" x 15'7" (3.81 x 4.76)

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

Bedroom Three

13'1" x 12'5" (3.99 x 3.80)

With double glazed window to the rear aspect, ceiling light point, feature fireplace with surround and wooden mantle piece, picture rail, cornice to ceiling and central heating radiator.

Bedroom Four

10'4" x 8'11" (3.15 x 2.74)

With central heating radiator, ceiling light point, dado rail and double glazed window.

Bathroom

9'4" x 7'4" (2.85 x 2.24)

With laminate to flooring, four piece white bathroom suite comprising low flush WC, sink on pedestal with two taps over, panel bath with mixer tap over, walk-in shower cubicle with rainfall shower over, double glazed obscured window to the side aspect, panelling and central heating radiator.

Top Floor Accommodation

6'11" restricted head height x 10'4" (2.12 restricted head height x 3.16)

From first floor landing stairs giving rise to the top floor with two double glazed windows to the side aspect, ceiling light point, loft access point not inspected, open-plan Landing Area/Study Space and doors opening into;

Shower Room

2.12 restricted head height x 3.16

With laminate to flooring, ceiling light point, central heating radiator, shower cubicle with walk-in shower with shower over, sink on pedestal with two taps over, low flush WC and opaque double glazed window to the side aspect.

Bedroom Five

12'6" x 12'6" (3.83 x 3.82)

With double glazed window overlooking the rear garden, central heating radiator, ceiling light point and walk-in wardrobe.

Walk-in Wardrobe

11'4" x 5'1" (3.46 x 1.55)

Rear Garden

With a paved patio area leading to lawn turfed area with decorative trees and shrubs to borders.

Garage at Rear

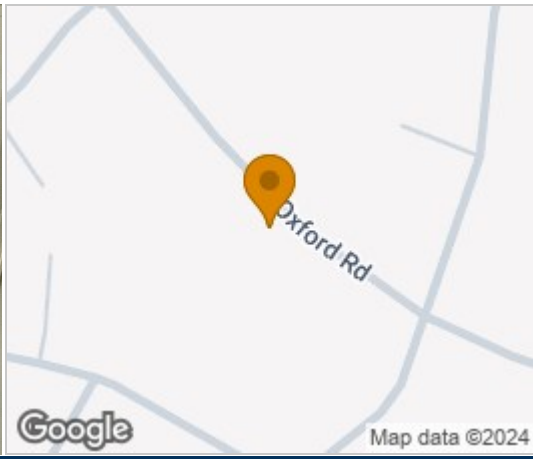
4.90 x 2.70

With a shared driveway leading to a rear garage and access to the rear garden with garage having a metal up and over door and ceiling light point.

Council Tax Band

According to the Direct Gov website the Council Tax Band for 96 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.





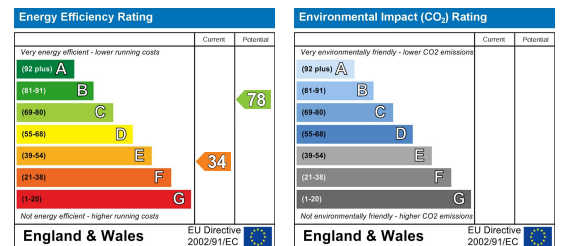
Floor Plan



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



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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.