



## 47 Woodstock Road

Moseley, Birmingham, B13 9BD

Offers Over £475,000



**\* FOUR BEDROOM PERIOD SEMI-DETACHED HOME WITH LOTS OF CHARACTER\*** Lovely four bedroom semi-detached home which is set back from the road behind a mature landscaped front garden and offers a tremendous amount of period charm and character. Ideally located for access into Moseley Village with all of its associated amenities including coffee shops, cafes, restaurants, shopping facilities and also being close to the local transport links for access into the City Centre and upcoming Moseley Train Station. The property itself offers the following well planned accommodation; front driveway, inner entrance vestibule, entrance hallway, two reception rooms, dining room, cellar, downstairs WC, extended kitchen and access to a lovely mature garden. To the first floor there are three bedrooms, bathroom and shower room and stairs giving rise to the second floor where there is a further bedroom. Energy Efficiency Rating D. To arrange your viewing of this superb home please call our Moseley sales team.



### Approach

The property is approached via a driveway with parking for two cars with front to rear access and leading to a wooden front entry door opening into:

### Inner Vestibule

With Minton flooring, ceiling light point, decorative coving to ceiling, original stained glass window with an accompanying door opening into:

### Hallway

With tiling to flooring, two ceiling light points, decorative coving to ceiling, single glazed window to the side aspect, stairs giving rise to the first floor accommodation, central heating radiator and doors opening into:

### Reception Room One

13'10" x 14'6" into bay (4.23 x 4.44 into bay)

With single glazed bay window with original stained glass above with secondary glazing overlooking the front aspect, central heating radiator, picture rail, decorative cornice to ceiling, ceiling light point with decorative ceiling rose and original fireplace with tiled surround, hearth and mantle piece.

### Reception Room Two

12'5" x 12'9" (3.79 x 3.90)

With ceiling light point with decorative ceiling rose, decorative cornice to ceiling, picture rail, central heating radiator, single glazed window with accompanying single glazed doors giving views and access to the rear garden and original open fireplace with tiled surround, hearth and wooden mantle piece.

### Cellar

12'6" x 13'0" (3.82 x 3.97)

With ceiling light point, two single sash windows to the side aspect, steps leading down into the cellar with ceiling light point and providing useful storage space.

### Dining Room

10'0" x 13'3" (3.07 x 4.06)

With wooden door opening out to the side aspect, single glazed window overlooking the side aspect, central heating radiator, continued tiling to flooring, ceiling light point, coving to ceiling and original fireplace with wooden surround and mantle piece.

### Ground Floor WC

4'5" x 3'0" (1.37 x 0.93)

With tiled flooring, wall mounted sink with two taps over, low flush WC, ceiling light point and coving to ceiling.

### Kitchen

9'9" x 19'11" (2.98 x 6.08)

With tiling to flooring, original cast iron radiator, two ceiling light points, a selection of cream wall and base units, further wooden base units with marble effect work surfaces, Belfast sink with mixer tap over, tiling to splashbacks, two single glazed windows to the side aspect, space for cooker, hob and extractor, space for fridge freezer and washing machine, two central heating radiators and double glazed patio doors giving access to the rear garden.

### First Floor Accommodation

With stairs giving rise to the first floor landing with double glazed window to the side aspect, central heating radiator, two ceiling light points, stairs giving rise to the top floor, door opening into under stairs storage cupboard providing useful storage, further double glazed window to the side aspect and doors opening into:

### Bedroom One

12'11" x 14'6" (3.96 x 4.43)

With central heating radiator, ceiling light point with decorative ceiling rose, picture rail, decorative coving to ceiling, fire place with tiled hearth and mantle piece and single glazed bay window to original stained glass windows above.

### Bedroom Two

12'11" x 12'5" (3.94 x 3.81)

With original fireplace with tiled hearth, ceiling light point, central heating radiator, picture rail and double glazed window to the rear aspect.

### Bedroom Three

10'0" x 13'2" (3.05 x 4.02)

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

### Bathroom

6'8" x 10'6" (2.05 x 3.21)

With a four piece white bathroom suite comprising low flush WC, sink on pedestal with two taps over, roll top bath with feet with two taps over and shower attachment above, walk-in shower cubicle with rainfall shower over, central heating radiator, tiling to flooring, tiling to splashbacks, double glazed opaque window to the front aspect, double glazed opaque window to the side aspect, ceiling mounted light points.

### Shower Room

6'11" x 6'0" (2.12 x 1.84)

With single glazed sash window to the front aspect, low flush WC, sink on pedestal with mixer taps over, shower cubicle with 'Triton' shower over, ceiling light point, central heating radiator.

### Top Floor Accommodation

From hallway stairs gives rise to the top floor with ceiling light point and door opening into:

### Bedroom Four

19'4" max x 27'3" max (5.90 max x 8.31 max )

With exposed wooden floorboards, two ceiling light point, double glazed window to the rear aspect, two central heating radiators, original fireplace with wooden surround and tiled hearth, double glazed window to the side aspect and original window with stained glass to the front aspect and door opening into eaves storage.

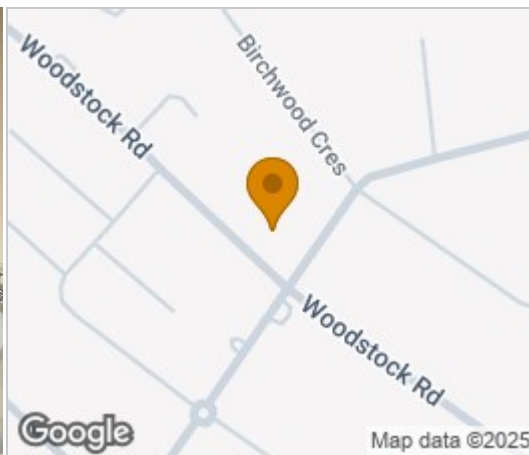
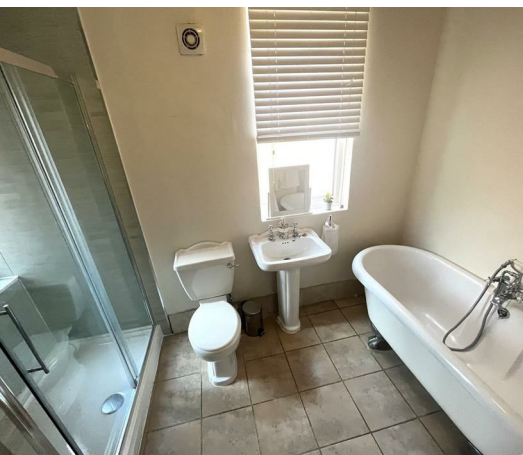
### Rear Garden

With a decked area, side passage way, lawn turfed area with decorative trees and shrubs to borders with fencing to borders.

### Council Tax Band

According to the Direct Gov website the Council Tax Band for 47 Woodstock Road, Moseley, Birmingham, B13 9BD is band D and the annual Council Tax amount is approximately £2,083.76 subject to confirmation from your legal representative.





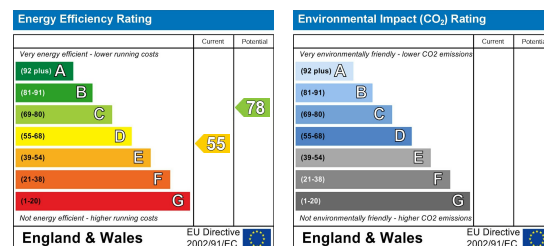
## Floor Plan



## Viewing

Please contact our Rice Chamberlains 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.