



## 47 Cambridge Road

Moseley, Birmingham, B13 9UE

Guide Price £875,000



A lovely semi-detached four bedroom period Moseley home offering a wealth of character features and also has the added benefit of contemporary fittings to make a wonderful family home. This lovely home has been updated by the current owner and is ideally situated within the Moseley's triangle and catchment for excellent schools, with amenities including shops, restaurants and coffee shops and the local schools in the area and the added benefit of Moseley and Kings Heath's upcoming Train Stations. The accommodation on offer briefly comprises the following: front fore parking, entrance vestibule, lovely hallway with beautiful original Minton tiles, two reception rooms with can be opened into one through lounge, downstairs WC, storage room, cellar, family room, extended kitchen diner, utility area and bi-folding doors leading to a well landscaped rear garden. To the first floor there are two bedrooms with bedroom one benefiting from a walk-in dressing room, a family bathroom and a shower room on this floor. There is a further staircase gives access to the second floor offering two further double bedrooms and a shower room. Energy Efficiency Rating C. To arrange your viewing to fully appreciate this lovely home please contact our Moseley Office.



### Approach

The property is approached via a paved front fore garden with entrance door leading into:

### Inner Vestibule

With Minton to flooring, stained glass door opening into:

### Hallway

With continued Minton flooring, stairs giving rise to the first floor landing, ceiling spotlights, central heating radiator, door opening into under stairs storage cupboard providing useful storage and doors opening into:

### Reception Room

16'3" x 16'11" (4.97 x 5.18)

With wooden effect floorboards, central heating radiator, picture rail, decorative cornice to ceiling, ceiling light point with decorative ceiling rose, single glazed sash bay window to the front aspect, feature fireplace with tiled hearth and surround and wooden mantle piece and doors opening into:

### Rear Reception Room

12'3" x 14'11" (3.75 x 4.56)

With picture rail, cornice to ceiling, ceiling light point with decorative ceiling rose, wooden effect flooring and feature fireplace with tiled surround and hearth and mantle piece.

### Ground Floor WC

3'4" x 3'3" (1.02 x 1.01)

With low flush WC, tiling to flooring, sink in vanity unit with mixer tap over, single glazed opaque window to the side aspect and, ceiling spotlights.

### Reception Room Three

16'2" x 14'0" (4.93 x 4.27)

With double glazed window to the side aspect, central heating radiator, wooden floorboards, wall mounted light point, ceiling

mounted light point, cornice to ceiling, log burning fire with tiled hearth and further walkway into:

### Extended Kitchen

29'9" x 12'9" (9.08 x 3.91)

With door opening into utility room, tiled flooring, double glazed windows to surround, central heating radiators, spotlights, ceiling light points, original single glazed original style window to the side aspect, Velux windows and bi-folding doors to the rear garden. Kitchen with a breakfast area with grey wall and base units, marble effect work surfaces, built-in fridge and freezer, space for cooker and hob with extractor over, tiling to splash backs and double sink with mixer tap over.

### Utility Room

6'6" x 5'7" (1.99 x 1.72)

With tiled flooring, wall mounted 'Worcester' boiler, Velux window and space for washing machine and fridge freezer.

### Cellar

With stairs down from hallway to cellar.

### First Floor Accommodation

From hallway stairs gives rise to the first floor landing with further staircase gives rise to the top floor, central heating radiator, single glazed sash window to the side aspect and doors opening into:

### Bedroom One

14'3" x 17'1" walk-in wardrobe 3'11" x 13'1", 108'3" (4.35 x 5.22 walk-in wardrobe 1.21 x 4.33)

With wooden laminate effect flooring, double glazed sash window to the front aspect, central heating radiator, ceiling light point, decorative coving and door opening into walk-in wardrobe with ceiling light point and useful storage space.

## Bedroom Two

14'11" x 12'2" (4.56 x 3.73)

With wooden effect flooring, ceiling light point, picture rail, coving to ceiling, ceiling spotlight, single glazed sash window to the rear aspect and feature fireplace with mantle piece and tiled hearth.

## Bathroom

11'7" x 10'5" (3.54 x 3.18)

With laminate wood effect flooring, three piece bathroom suite comprising roll top bath on feet with two taps over, low flush WC, sink on pedestal with two taps over, wooden cladding surround, ceiling spotlights, wall mounted light point, cornice to ceiling, central heating radiator and single glazed sash window to the rear aspect and central heating towel rail.

## Shower Room

8'1" x 6'7" (2.47 x 2.03)

With tiling to flooring, walk-in shower cubicle with rainfall shower over, low flush WC, sink in vanity unit with mixer tap over, two opaque single glazed sash windows to the side aspect and wall mounted towel rail.

## Top Floor Accommodation

From first floor landing staircase gives rise to the top floor landing with Velux roof light to the rear aspect, original single glazed window to the side aspect and doors opening into:

## Bedroom Three

14'0" x 14'3" (4.28 x 4.36)

With built-in wardrobes, wall mounted light point, central heating radiator and double glazed sash window to the front aspect.

## Bedroom Four

10'5" x 13'11" (3.19 x 4.25)

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

## Shower Room

5'10" x 9'8" with restricted head height (1.80 x 2.95 with restricted head height)

With walk-in shower cubicle with rainfall shower over, sink in vanity unit with mixer tap over, low flush WC, tiling surround, wall mounted heated towel rail and single glazed opaque window to the side aspect.

## Garden

With a paved patio area leading to lawn turfed area with shrubs and further patio area with fire pit and seating area and fencing to borders and garden shed.

## Council Tax Band

According to the Direct Gov website the Council Tax Band for 47, Cambridge Road Moseley, Birmingham, B13 9UE is band E and the annual Council Tax amount is approximately £2,329.22 subject to confirmation from your legal representative.





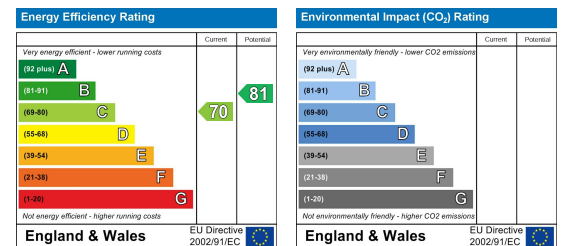
## Floor Plan



## 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.