



## 65 Blenheim Road

Moseley, Birmingham, B13 9TZ

Offers Over £725,000





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 for several cars, entrance vestibule, lovely Minton tiled hallway, two reception rooms, downstairs WC, cellar, pantry/utility, kitchen diner. To the first floor there are three bedrooms with a family bathroom and separate WC. A further staircase leading to the top floor with a large bedroom and en-suite washroom with space for bath and WC. The property also benefits from detached garage accessed by decorative patio (currently used for basketball). It has a large mature garden with three distinct seating areas. comprising a red brick patio area, york stone patio with fire pit and wooden seating area. Energy Efficiency Rating E. To arrange your viewing to fully appreciate this lovely home please contact our Moseley Office.



#### Approach

The property is approached via a paved driveway with pathway with decorative shrubs and trees to borders and leads to a wooden front entry door opening into:

#### Vestibule

With Minton flooring and further door opening into:

#### Entrance Hallway

With continued Minton flooring, dado rail, ceiling light point with decorative ceiling rose, coving to ceiling, central heating radiator and doors opening into:

#### Reception Room One

14'1" x 14'6" (4.30 x 4.43)

With wooden flooring, central heating radiator, decorative coving to ceiling, ceiling light point with decorative ceiling rose, single glazed bay window to the front aspect with original stained glass window over and feature fireplace with tiled hearth, mantle piece and surround.

#### Reception Room Two

15'5" x 11'10" (4.70 x 3.61)

With exposed sanded floorboards, double glazed patio doors giving views and access to the rear garden, double glazed bay window with window seat overlooking the front aspect, central heating radiator, ceiling light point with decorative ceiling rose, decorative coving to ceiling,

#### Ground Floor WC

3'0" x 4'9" (0.92 x 1.47)

With single glazed sash window to the rear aspect, ceiling light point, tiling to flooring, wall mounted sink with two taps over and tiled splash backs and low flush WC.

#### Kitchen

10'5" x 19'3" (3.18 x 5.88)

With tiled flooring, a selection of cream wall and base units with marble work surfaces, one and a half bowl sink and drainer with mixer tap over, Bosch dishwasher, Bosch cooker with extractor over and built-in microwave and door opening into:

#### Pantry

7'3" x 5'6" max (2.23 x 1.7 max)

With ceiling light point, tiling to flooring and housing the washing machine,

#### First Floor Accommodation

From hallway stairs gives rise to the first floor accommodation with ceiling light point, loft access point, central heating radiator, stairs giving rise to the top floor landing, door opening into under stairs storage cupboard providing useful storage and door opening into:

#### Bedroom One

11'11" x 18'3" (3.64 x 5.57)

With wooden flooring, dado rail, feature fireplace, ceiling light point, central heating radiator and two single glazed sash windows to the fronts aspect.

### Bedroom Two

11'11" x 15'6" (3.64 x 4.74)

With single glazed sash windows to the front and rear aspect, feature original fireplace and ceiling light point.

### Bedroom Three

10'5" x 11'1" (3.19 x 3.40)

With exposed wooden floorboards, single glazed sash window to the rear aspect, ceiling light point, dado rail and central heating radiator.

### Bathroom

6'3" x 6'9" (1.91 x 2.07)

With tiling to flooring, panel bath with mixer tap over and shower attachment above, wall mounted sink with mixer tap over, single glazed opaque sash window to the side aspect, central heating towel rail, wall mounted extractor fan, ceiling light point and tiling to flooring.

### Separate WC

2'9" x 4'11" (0.86 x 1.51)

With low flush WC, tiled flooring, tiling surround and single glazed opaque sash window to the side aspect.

### Top Floor Accommodation

From first floor landing stairs gives rise to the top floor landing with continued wooden flooring, ceiling light point, Velux window and door opening into:

### Bedroom Four

18'2" x 12'0" (5.56 x 3.67)

With continued wood effect flooring, two Velux roof lights, single glazed sash window to the front aspect and door opening into:

### En-Suite Wash Room

11'10" x 4'7" (3.63 x 1.4)

With two Velux roof lights, low flush WC, tiling surround and sink on pedestal with mixer tap over with space for bath and WC if required.

### Garage

9'8" x 25'6" (2.96 x 7.78)

With wooden opening door, single glazed wooden door to the side giving access to the rear garden, electric points and ceiling light point.

### Cellar

### Rear Garden

With a large mature garden with three distinct seating areas. comprising a red brick patio area, york stone patio with fire pit and wooden seating area.

### Council Tax Band

According to the Direct Gov website the Council Tax Band for 65 Blenheim Road Moseley, Birmingham, B13 9TZ is band E and the annual Council Tax amount is approximately £2,546.82 subject to confirmation from your legal representative.





