



6 Leighton Road

Moseley, Birmingham, B13 8HD

Offers Over £290,000



This lovingly restored Victorian terrace offers period charm and modern refinements, plus something a little unique! Built in 1890, the property has been carefully refurbished by the current owner, including upgraded double-glazed sash windows.

The front dining room, featuring the original fireplace and ceiling rose, leads to a cosy living room with log burner and a modern galley kitchen with compact utility room opening out to a paved rear courtyard garden. On the first floor is an immaculate bedroom with built-in storage, a four-piece bathroom with underfloor heating and, last but not least, a 'space-saver' staircase giving rise to an open-plan loft studio which could be used as a home office or guest bedroom.

Located in the heart of Moseley, this lovely home has lots of amenities within easy walking distance including Moseley Park & Pool, a yoga studio, coffee shops, pubs, restaurants, supermarkets and transport links into the city centre. The upcoming Moseley Train Station is also just a stone's throw away. Energy efficiency rating D. To arrange your viewing, please call our Moseley branch.



Approach

This two bedroomed terraced property is approached via front walkway leading to composite front entry door opening into:

Front Reception Room

11'2" x 11'2" (3.41 x 3.41)

With exposed wooden flooring, ceiling light point with ceiling rose, picture rail, coving to ceiling, single glazed sash window to the front aspect, central heating radiator, original fireplace with tiled surround and hearth and wooden mantle piece and wooden door opening into:

Rear Reception Room

11'1" x 12'1" (3.39 x 3.70)

With under stairs storage cupboard providing useful storage and ceiling light point, exposed wooden flooring, wall and ceiling light points, central heating radiator, coving to ceiling, multi fuel burner with tiled hearth and brick surround, double glazed sash window to the rear aspect and door opening into:

Kitchen

12'2" x 6'5" (3.73 x 1.98)

With a matching selection of white wall and base units with wooden work surfaces, Belfast sink with mixer tap over, built-in Bosch dishwasher, Bosch gas hob with extractor over and cooker, double glazed window to the side aspect, tiling to splash backs,

wall mounted 'Worcester' combination boiler, tiling to flooring, ceiling light point, central heating radiator and walkway into:

Inner Lobby

With ceiling spotlight, double glazed opaque composite door giving access to the rear garden, continued tiling to flooring and further door opening into:

Utility

5'8" x 2'9" (1.75 x 0.86)

With continued tiling to flooring, ceiling light point, space for washer/dryer and single glazed window to the rear aspect.

First Floor Accommodation

Via stairs rising from the rear reception room up to first floor landing. With a central heating radiator, space saver stairs rising to the loft bedroom, inbuilt shelving unit and pine interior doors opening into:

Bedroom One

11'1" x 11'1" (3.38 x 3.40)

With original style single glazed sash window to the front aspects, cornice to ceiling, picture rail, ceiling light point, original style central heating radiator and door opening into useful storage cupboard.

Bathroom

11'1" x 8'0" (3.38 x 2.44)

With double glazed opaque sash window to the rear aspects, decorative tiled flooring, tiling to splash back areas, heated towel rail, under-floor heating, cornice to ceiling, ceiling light point, double opening louver doors opening into storage area with a selection of inbuilt shelving and ceiling light point, panelled bath with hot and cold mixer tap and shower attachment over, low flush push button WC, wall mounted wash hand basin with hot and cold mixer tap over in vanity unit.

Loft Bedroom

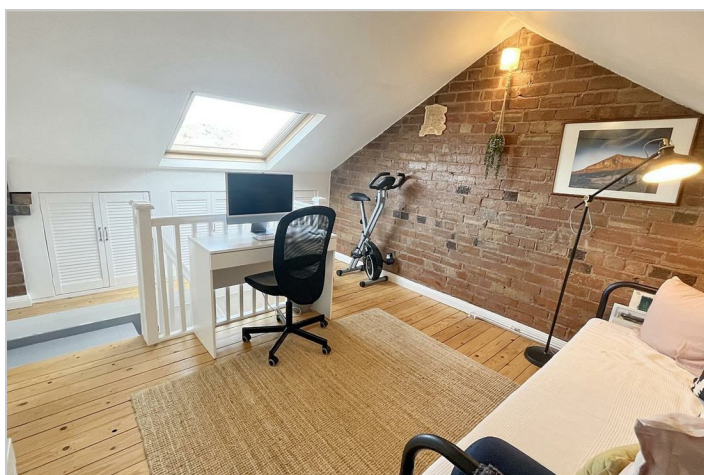
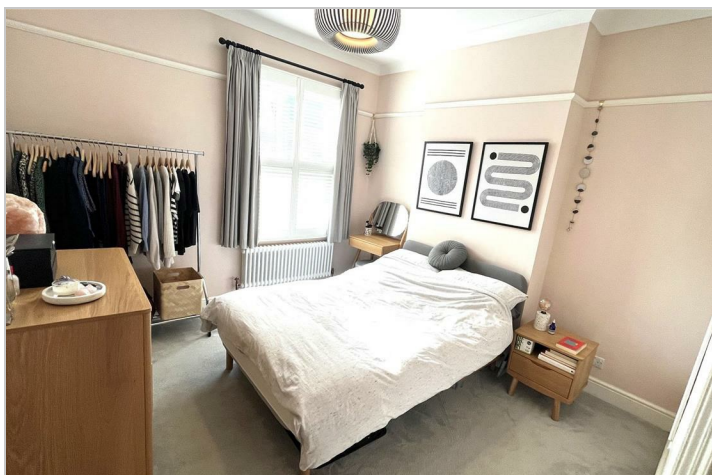
Via space saving stairs rising from the first floor landing up to loft bedroom With double glazed Velux roof light to the rear aspects, ceiling light point, decorative wooden balustrade, storage to eaves, exposed wooden beams and exposed brickwork.

Courtyard

With paved courtyard area with panelled fencing to borders and rear access point.

Council Tax Band

According to the Direct Gov website the Council Tax Band for 6 Leighton Road Moseley, Birmingham, B13 8HD is band B and the annual Council Tax amount is approximately £1,620.70, subject to confirmation from your legal representative.





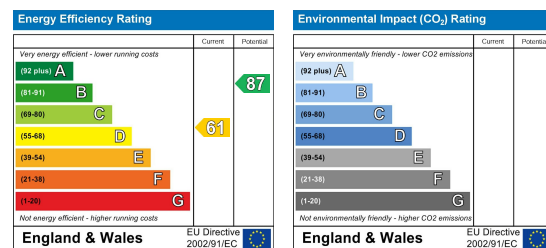
Floor Plan



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.