



59 Woodstock Road

Moseley, Birmingham, B13 9BL

Guide Price £439,950



Lovely Four bedroom detached family home located on this sought after location on Woodstock Road, Moseley. This impressive family home is located to offer excellent access to all the nearby points of interest including Moseley Village with all of its well renowned amenities including shops, restaurants and independent shops as well as and the surrounding areas of Kings Heath, Hall Green, local Schools and Parks as well as transport links into the City Centre and upcoming train station. This beautifully presented home has central heating and double glazing and comprises of the following accommodation; front fore driveway, entrance hall, two reception rooms, dining room, kitchen, utility room and access to the rear garden. To the first floor there are three bedrooms and a bathroom with further stairs leading to bedroom four. Energy Efficiency Rating F. To arrange your viewing to fully appreciate the accommodation on offer, please call our Moseley office or feel free to visit the website for more information.



Approach

The property is approached via a driveway providing off road parking for multiple vehicles leading to UPVC front entrance door opening into:

Hallway

With tiling to flooring, stairs giving rise to the first floor landing, central heating radiator, ceiling light point, decorative coving, dado rail, stairs giving rise to the first floor landing, double glazed window to the rear aspect, door opening into storage cupboard and doors opening into:

Reception Room One

12'4" x 16'3" into bay (3.76 x 4.96 into bay)

With double glazed bay window to the front aspect, decorative coving to ceiling, central heating radiator, exposed wooden flooring, ceiling light point and fireplace with decorative surround and wooden mantle piece and tiled hearth.

Reception Room Two

10'11" x 12'1" (3.35 x 3.70)

With double glazed window to the rear aspect and central heating radiator.

Dining Room

10'0" x 15'9" (3.05 x 4.81)

With two double glazed windows to the side aspect, central heating radiator, ceiling light points, wooden laminate to flooring and further door opening into:

Kitchen

14'7" x 9'10" (4.45 x 3)

With tiled flooring, wooden wall and base units with marble effect work surfaces, stainless steel sink and drainer with mixer tap over, space for dishwasher, space for built-in Rangemaster cooker and extractor fan over, ceiling spotlights, two double glazed windows to the side aspect, UPVC opaque door giving access to the rear garden, central heating radiator and door opening into:

Utility Room

5'7" x 9'9" (1.71 x 2.98)

With tiled flooring, base unit with marble effect work surfaces, ceiling light point, 'Worcester' wall mounted boiler, space for washer and tumble dryer, central heating radiator and double glazed window to the side aspect.

First Floor Accommodation

From Hallway stairs gives rise to the first floor landing with ceiling light point, central heating radiator, stairs giving rise to the top floor and doors opening into:

Bedroom One

13'6" x 16'4" (4.13 x 4.98)

With three double glazed windows to the front aspect, two ceiling light points and two central heating radiators.

Bedroom Two

12'2" x 10'11" (3.72 x 3.33)

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

Bedroom Three

10'0" x 10'1" (3.07 x 3.09)

With wood effect flooring, central heating radiator, ceiling light point and double glazed window to the rear aspect.

Bathroom

8'5" x 6'7" (2.57 x 2.02)

With lino to flooring, three piece white bathroom white comprising low flush WC, sink on pedestal with two taps over, panel bath with two taps over and shower attachment over, two double glazed opaque windows to the side aspect, tiling surround, ceiling light point and central heating towel rail.

Top Floor Accommodation/Bedroom Four

27'6" max x 15'4" x 14'3" (8.40 max x 4.68 x 4.36)

From first floor landing stairs gives rise to the top floor with central heating radiator, double glazed windows to the front and side aspect and ceiling light point.

Rear Garden

outhouse 7'1" x 6'9" (outhouse 2.16 x 2.07)

With a paved patio area leading to an outhouse for useful storage with ceiling light point, mature trees, front to rear access, fencing to sides and brick wall to rear.

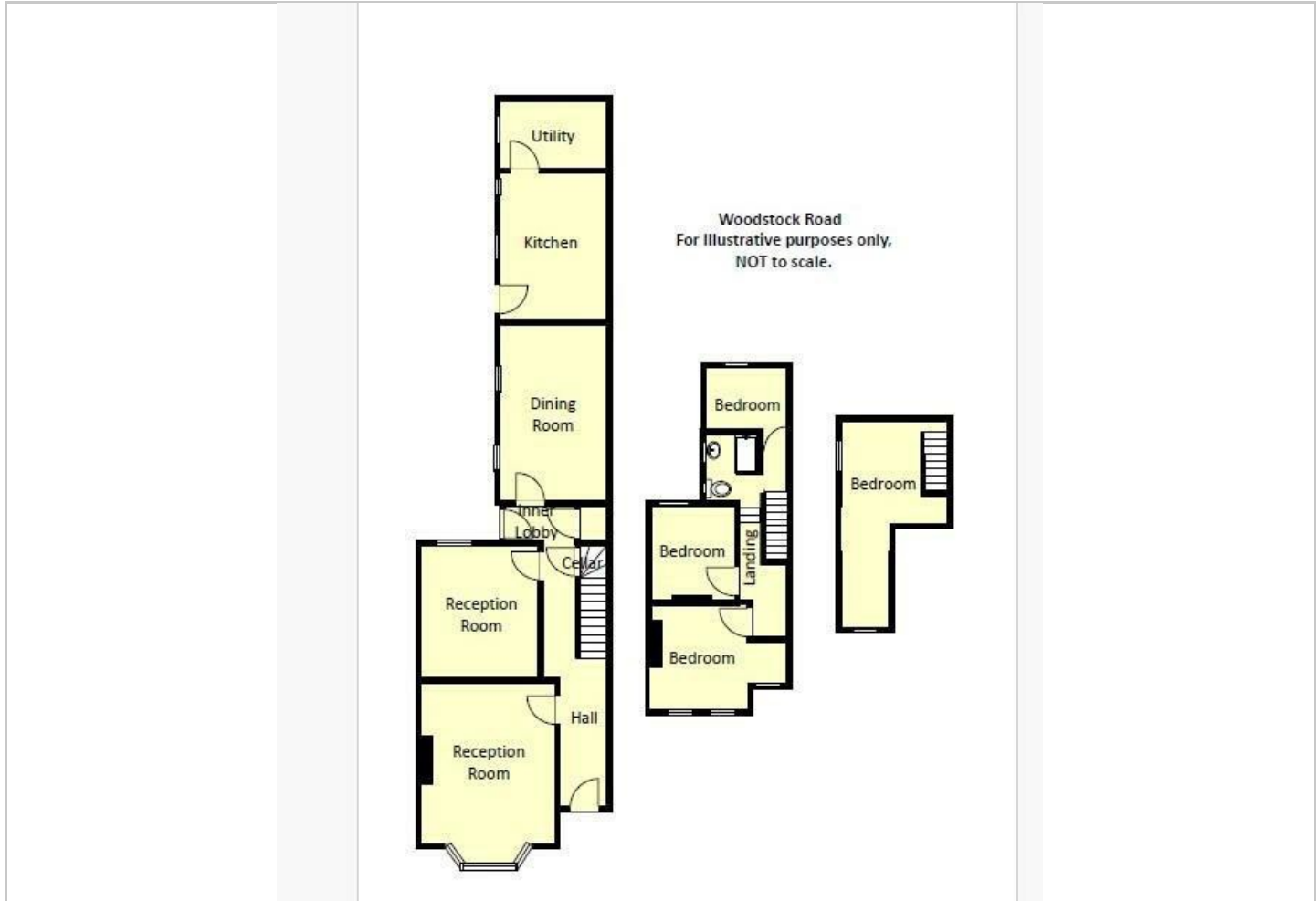
Council Tax Band

According to the Direct Gov website the Council Tax Band for 59, Woodstock Road Moseley, Birmingham, B13 9BL is band B and the annual Council Tax amount is approximately £1,620.70, subject to confirmation from your legal representative.





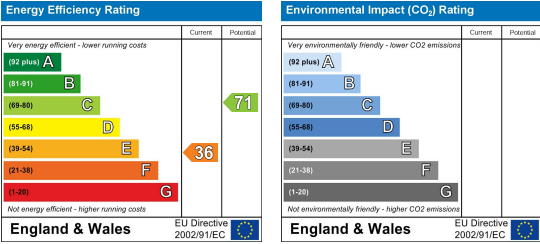
Floor Plan



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.