



119 Oxford Road

Moseley, Birmingham, B13 9SG

Offers Over £875,000



****LOVELY FIVE BEDROOM FAMILY HOME IN PRIME LOCATION! **** Amazing five bedroom semi-detached family home, located in this highly desirable location on Oxford Road. Offering excellent access into Moseley Village with its vibrant cafes, bars, restaurants and shopping facilities, local schools including Moseley C of E primary school, transport links to the City Centre, and Moseley Train Station, which is currently being developed to be opening soon. The period home offers an array of charm and character as well as being tastefully updated by the current owners and offers no upward chain! The accommodation briefly consists of; fore garden and driveway, porch, entrance hallway with decorative features, downstairs WC, through-lounge, dining area and open be-spoke kitchen and garden room, utility with shower and access to a landscaped rear garden with useable out-house. To the first floor there are four bedrooms and a family bathroom. Further staircase giving rise to the second floor with a further bedroom, study or storage room and shower room. Energy Efficiency Rating: D. To arrange your viewing to fully appreciate this sizeable home please call our Moseley Office.



Approach

The property is approached via a blue brick paved driveway providing parking for three vehicles, stone chippings to frontage with decorative shrubs and hedge to front and a double gate providing side access to garden and additional parking. Leading to a single glazed wooden front entrance door opening into:

Porch

With quarry tiled flooring, single glazed windows surround and leading to a wooden front entry door with opaque single glazed window opening into:

Entrance Hall

This spacious hallway with picture rail, decorative coving to ceiling, ceiling light point, central heating radiator, exposed wooden floorboards, original fireplace with tiled surround and hearth, single glazed original window overlooking the front aspect, stairs giving rise to the first floor accommodation, under stairs storage cupboard and doors opening into:

Ground Floor WC

3'1" x 5'7" (0.94 x 1.71)

With tiled flooring, tiled surround, double glazed opaque window to the side aspect, ceiling light point, wall mounted sink with two taps over, low flush WC and central heating radiator.

Open Plan Living/Dining and Kitchen

total area 34'8" (total area 10.58)

Living/Dining Room

14'4" x 13'5" (4.38 x 4.09)

With ceiling light point, picture rail, decorative coving to ceiling, double glazed bay window with shutters overlooking the front aspect, built-in shelving, feature fireplace with tiled surround and hearth and wooden mantle piece, central heating radiator and exposed wooden floorboards. Dining area with multi fuel log burner with tiled hearth and brick surround, single glazed window with an accompanying door giving views and access to the rear garden, central heating radiators and open walkway into:

Kitchen

9'5" x 18'6" (2.88 x 5.66)

With flagstone flooring, bespoke wall and base units with quartz work surface incorporating double Belfast sink with

mixer tap over, tiled surround, double glazed window to the side aspect, two ceiling light point, central heating radiator, space facility for 'Rangemaster' cooker with extractor over, space for fridge freezer and open walkway into:

Garden Room

11'8" x 7'11" (3.56 x 2.43)

With double glazed window and door to the side access, two Velux windows, double glazed picture window over looking the rear garden, continued flagstone flooring, central heating radiator and door opening into:

Utility Room

12'2" x 4'9" (3.73 x 1.45)

With continued bespoke wall and base units with wooden effect work surfaces, Belfast sink with mixer tap over, space for washing machine and tumble dryer, ceiling light point, wall mounted extractor, Velux windows, double glazed patio door with accompanying window to the rear aspect, walk-in shower cubicle with shower attachment above, wall mounted extractor fan and tiled surround and central heating radiator.

First Floor Accommodation

From hallway stairs gives rise to the first floor landing with ceiling light point stairs gives rise to the top floor accommodation, picture rail, coving to ceiling, central heating radiator and doors opening into:

Bedroom One

18'2" into bay x 13'5" (5.54 into bay x 4.09)

With double glazed bay window with wooden shutters to the front aspect, decorative coving to ceiling, picture rail, exposed wooden floorboards, central heating radiator, ceiling light point, built-in wardrobes and original style fireplace with and tiled hearth.

Bedroom Two

13'4" x 13'4" (4.07 x 4.08)

With picture rail, coving to ceiling, exposed wooden floorboards, ceiling light point, central heating radiator, double glazed window to the rear aspect and fireplace with surround and hearth.

Bedroom Three

9'10" into recess x 9'5" (3.02 into recess x 2.88)

With ceiling light point, central heating radiator and double glazed window into recess overlooking the rear garden

Bedroom Four

9'4" x 8'4" (2.86 x 2.55)

With exposed wooden floorboards, double glazed window with further wooden shutters to the front aspect, picture rail, ceiling light point, central heating radiator and original fireplace with surround, mantle piece and tiled hearth.

Bathroom

6'0" x 9'3" (1.84 x 2.83)

With tiled flooring, tiled surround, two sinks in vanity unit with mixer taps over, bath with mixer tap over and shower with rainfall shower over, central heating towel rail, double glazed opaque window and single glazed overlooking the side aspect, ceiling extractor fan and ceiling spotlights.

Top Floor Accommodation

From hallway stairs gives rise to the top floor landing with double glazed window to the side aspect, ceiling light point and doors opening into:

Study/Storage Room

5'6" x 9'3" max (1.69 x 2.83 max)

With Velux window to the front aspect, ceiling light point, central heating radiator and single glazed window to the over the stairs.

Bedroom Five

13'4" x 14'6" (4.07 x 4.43)

With picture rail, ceiling light point, built-in wardrobes with automatic lighting providing useful storage, exposed wooden floor boards, central heating radiator, double glazed window and separate Velux window to the rear aspect and original fireplace with tiled hearth.

Shower Room

5'1" x 8'8" (1.57 x 2.66)

With tiled flooring, tiled surround, sink in vanity unit with mixer tap over, low flush WC, shower cubicle with rainfall shower over, ceiling light point, ceiling extractor fan, Velux window and central heating radiator.

Rear Garden

With a patio area with steps leading to lawn turfed area with chippings with shrubs to borders and leading to rear lawned area with mature trees and shrubs to borders. Electrical supply and garden lighting.

Out-Building

7'11" x 25'6" (2.42 x 7.79)

With ceiling spotlights, four double glazed windows to the side and rear aspect and double glazed patio door.

Council Tax Band

According to the Direct Gov website the Council Tax Band for 119, Oxford Road Moseley, Birmingham, West Midlands, B13 9SG is band F and the annual Council Tax amount is approximately £3,009.87 subject to confirmation from your legal representative.



