



37 Prospect Road

Moseley, Birmingham, B13 9TB

Offers Over £750,000



SUPERB PERIOD HOME BEING OFFERED WITH NO ONWARD CHAIN! Perfectly located on this much-sought after road is this impressive and sizeable link-detached six bedroom period home which offers superb scope for modernisation throughout and retains a wealth of period details. Ideally positioned for access to all of the nearby places of interest including the local schools, both Moseley and Kings Heath high streets with their varied shops, bars and restaurants but also good transport links to all the nearby QE Hospital, University of Birmingham and also the City Centre and upcoming Moseley and Kings Heath Train Station. This impressive home offers the following; front driveway leading garage and steps to front door, inner vestibule, reception hall, front reception room, rear reception room, guest cloakroom, downstairs WC, further reception room, kitchen/diner, pantry and mature rear garden with lots of scope. To the first floor there are four bedroom with an en-suite shower room and walk-in wet room and stairs giving rise to the second floor with two further bedrooms and bathroom. The property also offers no upward chain and side garage and cellar. Energy Efficiency Rating TBC. To arrange your viewing please contact our Moseley sales team.



Approach

The property is approached via a driveway proving off road parking for multiple cars, wooden door opening into garage and steps leading to front entrance door opening into:

Inner Vestibule

With wall mounted light point and an original wooden stained glass door opening into:

Hallway

With tiling to flooring, dado rail, decorative coving to ceiling, ceiling light point, underfloor heating, stairs giving rise to the first floor landing and doors opening into:

Lobby Room

6'5" x 3'7" (1.97 x 1.10)

With an original stained glass window to the front aspect, ceiling light point and tiled flooring with underfloor heating.

Ground Floor WC

3'8" x 6'1" (1.12 x 1.87)

With tiled flooring, tiling surround, low flush WC, sink in vanity unit with mixer tap over, ceiling light point, ceiling extractor fan and single glazed sash window to the side aspect and underfloor heating.

First Reception Room

15'11" x 15'10" (4.86 x 4.85)

With single glazed bay window, picture rail and ceiling light point with decorative ceiling rose and underfloor heating.

Second Reception Room

12'9" x 13'10" (3.89 x 4.22)

With wooden laminate to flooring, single glazed window with an accompanying door leading out to the rear garden, picture rail, decorative coving to ceiling and ceiling light point with decorative ceiling rose and underfloor heating.

Third Reception Room

11'9" x 12'10" (3.60 x 3.93)

With ceiling light point, wood laminate flooring, double glazed window to the rear aspect, picture rail, underfloor heating and door opening into:

Kitchen Diner

10'9" x 9'6" (3.29 x 2.92)

With two Velux windows, double glazed patio doors giving access out to the rear garden, tiling to flooring with underfloor heating and kitchen offers wall and base units with marble effect worksurfaces, 'CDA' gas hob with extractor over, space for washing machine, built-in fridge and freezer, built-in oven, 'Montpellier' dishwasher, sink and drainer with mixer tap over, ceiling spotlights, double glazed window to the side aspect and door opening into:

Pantry

13'5" x 2'10" (4.09 x 0.88)

With double glazed window to the rear aspect, tiling to flooring and ceiling light point.

Cellar

16'1" x 13'8" inner cellar 4'8" x 4'8" (4.92 x 4.17 inner cellar 1.44 x 1.44)

With glazed window to the front aspect, ceiling light point, wall mounted Worcester combination boiler with attached water tank and inner cellar.

First Floor Accommodation

From hallway stairs gives rise to the first floor landing with original stained glass window to the side aspect, two ceiling light points, central heating radiator, single glazed sash window to the side aspect, stairs giving rise to the top floor and doors opening into:

Bedroom

13'8" x 12'9" (4.18 x 3.91)

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

Bedroom

13'10" x 12'0" (4.22 x 3.66)

With a glazed sash window to the side aspect, double glazed window to the front aspect, door opening into storage cupboard providing useful storage, central heating radiator, ceiling spotlights and door opening into:

En-Suite Shower Room

8'5" x 3'6" (2.59 x 1.08)

With tiling to flooring, central heated towel rail, walk-in shower cubicle with shower over, sink in vanity unit with mixer tap over and low flush WC.

Bedroom

8'10" x 9'4" (2.71 x 2.85)

With single glazed sash window to the side aspect, single glazed door opening out to the balcony area, central heating radiator and ceiling spotlights.

Bedroom

12'9" x 11'11" (3.91 x 3.64)

With double glazed window to the rear aspect, central heating radiator, ceiling spotlights and door opening into under stairs storage cupboard.

Wet Room

5'11" x 7'5" (1.82 x 2.28)

With shower, wall mounted central heated towel rail, low flush WC, sink in vanity unit with mixer tap over, tiling surround, double glazed opaque window to the side aspect, wall mounted extractor fan and ceiling spotlights.

Top Floor Accommodation

From the first floor landing stairs gives rise to the top floor with central heating radiator, single glazed sash window to the front aspect and door opening into:

Bedroom

18'3" x 8'10" (5.58 x 2.71)

With ceiling spotlights, double glazed window to the front aspect and central heating radiator.

Bedroom

9'6" x 12'4" (2.90 x 3.78)

With double glazed window to the side aspect, central heating radiator and ceiling spotlights.

Bathroom

11'8" x 9'7" (3.58 x 2.93)

With walk-in shower with Triton shower over, low flush WC, sink in vanity unit with mixer tap over, bath with shower attachment over, central heating towel rail, central heating radiator, double glazed opaque window to the side aspect, wall mounted extractor, ceiling spotlights and lino to flooring.

Garage

6'0" x 31'9" (1.85 x 9.69)

With side access door into the house and door opens into the rear garden.

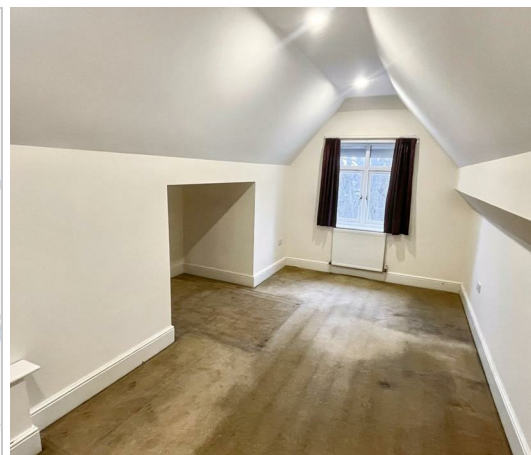
Rear Garden

With a paved patio area leading to lawn turfed area with mature trees and shrubs and fencing to borders.

Council Tax Band

According to the Direct Gov website the Council Tax Band for 37 Prospect Road Moseley, Birmingham, B13 9TB is band F and the annual Council Tax amount is approximately £3,009.87, subject to confirmation from your legal representative.





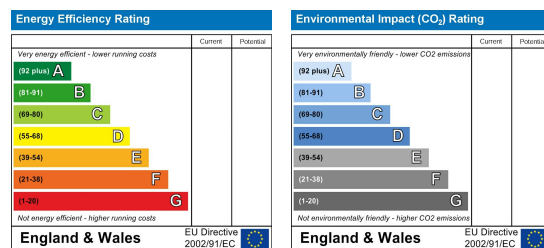
Floor Plan



Viewing

Please contact our Rice Chamberlains 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.