



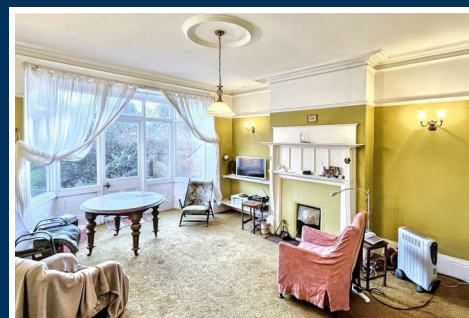
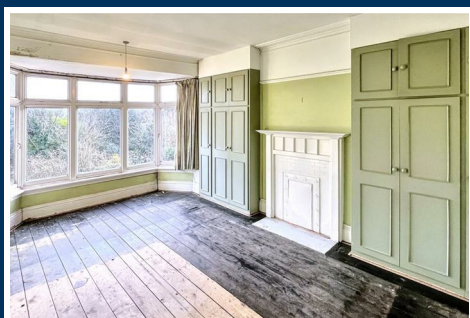
## 24 St. Agnes Road

Moseley, Birmingham, B13 9PW

Guide Price £700,000



**\*DELIGHTFUL CHARACTERFUL SEMI-DETACHED SIX BEDROOM FAMILY HOME IN NEED OF SOME MODERNISATION\*** This is a fantastic family home which is available with no onward chain and would make a superb project giving would-be buyers the opportunity to purchase a lovely, six bedroom family home with the opportunity to modernise to their own taste whilst still having the option to retain an abundance of period features. Located in this popular location on St. Agnes Road and offering good access to nearby Moseley Village with all of the highly regarded amenities including shops, coffee shops, restaurants and bars. The property offers multiple local transport links into the City Centre, including Moseley Train Station, which is due to open soon and great access to motorway links and benefits from lots of local schools including Moseley C of E School and St. Martin de Porres Catholic Primary School nearby. In brief the accommodation on offer comprises; front driveway for multiple off road parking, entrance hallway, three reception rooms, downstairs WC, cellar, kitchen and further pantry. To the first floor there are four bedrooms with a family bathroom and separate WC with a further staircase leading to another two bedrooms and shower room. The property also benefits from out-buildings and a lovely rear garden with lots of space and mini orchard. Energy Efficiency Rating E. To arrange your viewing to fully appreciate this lovely home please contact our Moseley office.



## Approach

With a tarmac driveway providing off street parking for multiple cars and mature lawn, trees and shrubs to frontage leading to wooden front door with single glazed window opening into:

## Hallway

With picture rail, coving to ceiling, ceiling light point, central heating radiator and doors opening into:

## Reception Room One

13'10" x 18'0" (4.24 x 5.50)

With picture rail, decorative coving to ceiling, central heating radiator, ceiling light point and single glazed bay window to the front aspect.

## Reception Room Two

13'10" x 18'1" (4.23 x 5.53)

With central heating radiator, picture rail, decorative coving to ceiling, ceiling light point, wall light points, feature fireplace with tiled surround and hearth and wooden mantle piece and single glazed door opening out to the rear garden.

## Ground Floor WC

5'10" x 2'6" (1.80 x 0.77)

With low flush WC, wall mounted sink with two taps over, single glazed opaque window to the side aspect, ceiling light point and quarry tiled flooring.

## Reception Room Three

10'11" x 10'10" (3.35 x 3.31)

With quarry tiled flooring, central heating radiator, ceiling light point and singled window to the front aspect.

## Cellar

## Kitchen

11'3" x 10'5" (3.44 x 3.20)

With wooden wall and base units with stainless steel sink and drainer with mixer tap over, two single glazed windows to the rear aspect, central heating radiator, door opening out to the rear garden and walkway into:

## Pantry

3'10" x 9'6" (1.18 x 2.90)

With door to the rear garden and ceiling light point.

## First Floor Accommodation

With stairs giving rise to a split level landing with two doors opening into storage cupboard and airing cupboard and doors opening into:

## Bathroom

5'10" x 7'8" (1.80 x 2.36)

With lino to flooring, central heating radiator, sink in vanity unit with mixer tap over, single glazed opaque window to the front aspect, panel bath with two taps over, walk-in shower with shower over and ceiling light point.

## Separate WC

2'0" x 5'11" (0.63 x 1.81)

With lino to flooring, low flush WC, ceiling light point and single glazed opaque window to the side aspect.

## Landing Area

With stairs giving rise to the second floor accommodation, ceiling light point, decorative coving to ceiling and doors opening into:

## Bedroom One

13'10" x 16'9" (4.23 x 5.12)

With central heating radiator, ceiling light point,

picture rail, decorative coving to ceiling, ceiling light point, fireplace with wooden surround and mantle piece and single glazed bay window to the front aspect.

#### Bedroom Two

18'1" x 12'9" (5.53 x 3.90)

With picture rail, decorative coving to ceiling, two ceiling light point, single glazed bay window to the rear aspect, built in wardrobes, fireplace with wooden hearth and central heating radiator.

#### Bedroom Three

11'1" x 14'8" (3.40 x 4.49)

With single glazed window to the rear aspect, central heating radiator, decorative coving to ceiling, picture rail and ceiling light point.

#### Bedroom Four

10'0" x 10'10" (3.07 x 3.32)

With central heating radiator, wall mounted sink with two taps over, picture rail. ceiling light point and single glazed window to the front aspect.

#### Top Floor Accommodation

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

#### Bedroom Five

13'6" x 13'10" (4.12 x 4.24)

With ceiling light point, fireplace with surround and central heating radiator.

#### Bedroom Six

10'4" x 13'11" (3.15 x 4.25)

With single glazed window to the rear aspect, central heating radiator, single glazed window to the rear aspect and fireplace.

#### Shower Room

6'7" x 14'8" (2.02 x 4.49)

With low flush WC, sink on pedestal with mixer tap over, walk-in shower cubicle with shower over, single glazed opaque window to the side aspect and central heating towel rail.

#### Rear Garden

With patio leading to lawn turfed area with mature trees and shrubs to borders with lots of space and mini orchard with mature fruit trees.

#### Council Tax Band

According to the Direct Gov website the Council Tax Band for 24 St Agnes Road, Moseley, Birmingham, West Midlands, B13 9PW is band G and the annual Council Tax amount is approximately £3,472.93 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.

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.

## Energy Efficiency Graph

