



## 238 Yardley Wood Road

Moseley, Birmingham, B13 9JN

Offers Over £700,000





**\*FANTASTIC OPPORTUNITY NOT TO BE MISSED!\*** We are delighted to offer a superb opportunity to not only purchase this sizeable house which is suitable for re-development but also being located on a large corner plot which could lend itself to further development subject to the necessary planning permissions in this popular residential location on the Yardley Wood Road in Moseley. The current property is a substantial five bedroom detached family home which would benefit from modernisation having two reception rooms, downstairs shower room, kitchen, integral garage and garden room with access to a substantial rear garden and further side garage. The property is located with good access to nearby Moseley Village with all of its associated amenities including cafes, bars, restaurants, coffee shops, shopping facilities and good transport links into the City Centre and upcoming Moseley Train Station. The property benefits from no upward chain, central heating and double glazing (where stated). EPC rating D. Please contact our Moseley office to



### Approach

This five bedroom detached home which is set on this wide and extensive corner plot and is approached via front 'in and out' tarmac driveway with landscaped borders leading to double-glazed front entry door opening into:

### Porch

With red quarry tiled floor covering, ceiling light point and glazed interior door with accompanying glazed side window opening into:

### Hallway

With wood effect floor covering, cornice to ceiling, stairs rising to the first floor accommodation, ceiling light point, central heating radiator, door opening into storage cupboard and doors opening into:

### Kitchen

10'11" x 8'5" (10'10" x 8'4") (3.33 x 2.58 (3.32 x 2.56))

With a matching selection of white wall and base units with wooden effect work surfaces, tiling to splash backs, stainless steel sink and drainer with hot and cold mixer tap, tiling to splash back areas, integrated Bosch cooker and four-ring burner gas hob with Candy extractor over, tile-effect floor covering, ceiling light point, central heating radiator, coving to ceiling, under-stairs storage area, double-glazed window to the rear aspect and interior door opening into:

### Inner Lobby

With interior doors opening into:

### Garage

13'5" x 17'9" (4.10 x 5.43)

With front metal up and over door, ceiling light point, storage areas and double-glazed window to the side aspect.

### Garden Room

13'9" x 6'1" (4.20 x 1.87)

With single-glazed window to the side and rear aspects respectively, wall mounted Biasti central heating combi boiler and door giving access to the rear garden.

### Living Room

17'9" x 16'4" (5.43 x 4.98)

With two double-glazed windows to the side aspect, double-glazed door with accompanying double glazed window giving access to rear garden with accompanying side windows, laminate wood effect floor covering, cornice to ceiling, two ceiling light points and two central heating radiators.

### Front Reception Room

14'11" into bay x 12'11" (4.56 into bay x 3.95)

With a double-glazed bay window to the front aspect, laminate wood effect floor covering, ceiling light point and a central heating radiator.

### Ground Floor Shower Room and Guest WC

5'6" x 6'5" (1.69 x 1.97)

With a ceiling light point, central heating radiator, walk-in shower cubicle with Triton shower over, tiling to splash back areas, low flush WC, wash hand basin on pedestal with hot and cold taps over, tiling to splash back areas, wall-mounted electric fuse-box, ceiling light point, central heating radiator, lino to flooring and a frosted double-glazed window to the front aspect.

### First Floor Accommodation

From hallway stairs gives rise to a split level landing with two ceiling light points and various doors opening into:

### Bedroom One

13'4" x 11'0" (4.07 x 3.36)

With double-glazed dual aspect windows to the front and rear aspects respectively, cornice to ceiling, strip ceiling light point, two central heating radiators and interior door opening into:

### En-Suite Shower Room

3'9" x 7'4" (1.16 x 2.26)

With a push button low flush WC, wash hand basin in vanity unit with hot and cold mixer tap over and shower tray with Triton electric shower, tiling to splash back areas, extractor fan, ceiling light point, lino to flooring and central heating radiator.

### Bedroom Two

15'11" into bay x 13'0" (4.87 into bay x 3.98)

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

### Bedroom Three

8'10" x 13'4" (2.70 x 4.07)

With a double glazed window to the front aspect, ceiling light point, central heating radiator, wash hand basin on storage unit with hot and cold taps over and wardrobe surround.

### Bedroom Four

14'7" x 10'9" (4.46 x 3.30)

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

### Bedroom Five

6'7" x 10'11" (2.03 x 3.34)

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

### Separate WC

2'7" x 5'3" (0.79 x 1.61)

With lino to flooring, push button low flush WC, sink in vanity unit with mixer tap over, tiled surround, back areas and a ceiling light point.

### Bathroom

8'4" max x 5'10" (2.55 max x 1.79)

With lino to flooring, frosted double-glazed window to the rear aspect, wash hand basin on vanity unit with hot and cold

mixer tap over, panelled Jacuzzi bath with hot and cold taps over and Triton shower above, being fully tiled to walls, ceiling light point, central heating radiator, wall mounted extractor and door opening into storage cupboard.

### Rear Garden

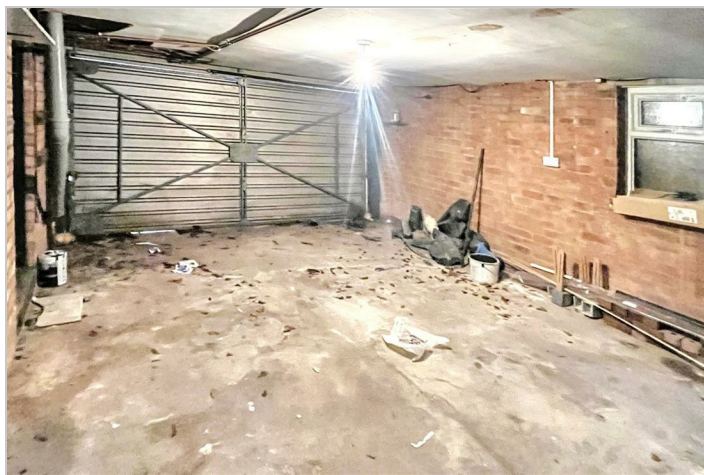
Accessed via an exterior door from the garden room leading to a patio area and lawn turfed area with mature shrubs and fencing surround

### Side Garage

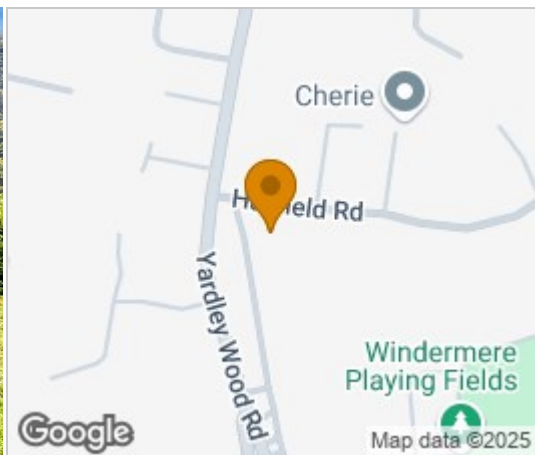
Not Inspected

### Council Tax Band

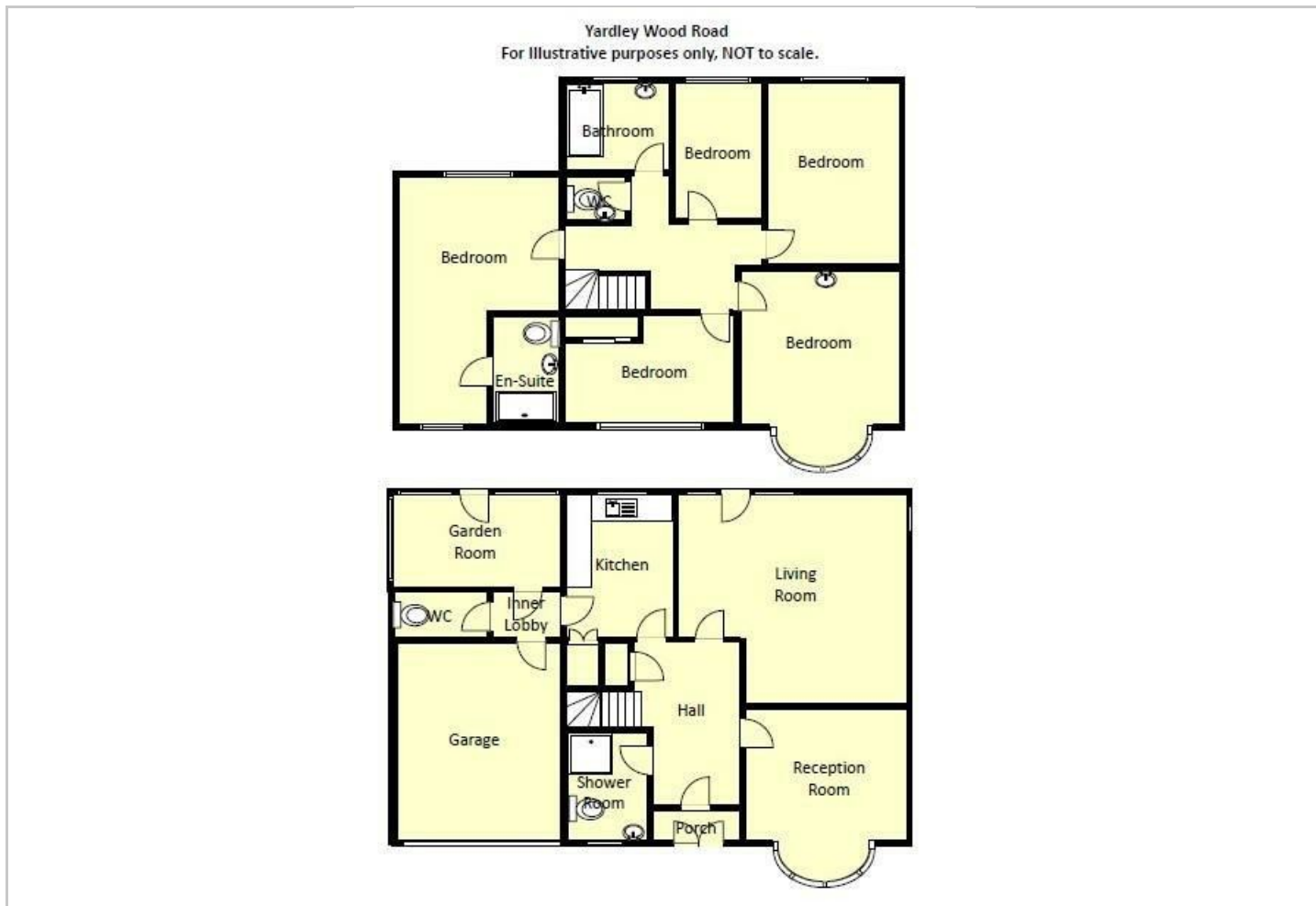
According to the Direct Gov website the Council Tax Band for Yardley Wood Road, Moseley, Birmingham, B13 9JN is band F and the annual Council Tax amount is approximately £3,009.87, subject to confirmation from your legal representative.







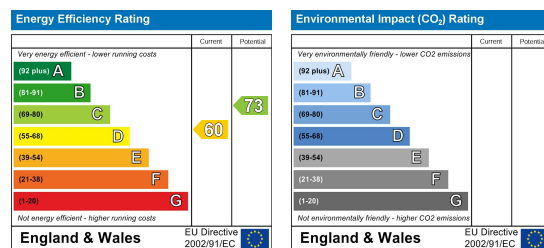
## Floor Plan



## 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



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.