



## 10 King Edward Road

Moseley, Birmingham, B13 8HR

Offers Over £357,500





**\*LOVELY TERRACE HOME IN PRIME MOSELEY LOCATION\*\*** This is a superb period terrace located in the heart of Moseley Village within walking distance of all of the well renowned amenities including coffee shops, bars, restaurants, shops and also the transport links to the City Centre and upcoming Moseley Train Station. In brief the accommodation on offer comprises; residents on street permit parking, entrance vestibule, entrance hallway with minton flooring, front living room, dining room, fitted kitchen and access to a landscaped rear garden. To the first floor there are two good bedrooms, open office/study area and a lovely re-fitted period style bathroom. Energy Efficiency Rating C. To arrange your viewing please call our Moseley office.



### Approach

With wooden door opening into:

### Inner Lobby

With 'Minton' style tiled flooring and single glazed door opening into:

### Hallway

With cornice to ceiling, 'Minton' style tiled flooring, stairs rising to the first floor accommodation and doors opening into:

### Front Reception Room

14'10" x 9'3" (4.54 x 2.83)

With a ceiling light point, single glazed bay window to the front aspects, central heating radiator, ceiling light point, stripped wooden flooring and feature fireplace with decorative surround.

### Rear Reception Room

12'7" x 11'10" (3.86 x 3.61)

With a ceiling light point, double glazed patio doors giving access to the rear garden, door opening into under stairs storage cupboard and single glazed door opening into:

### Kitchen

7'4" x 15'4" (2.25m x 4.68m)

With a selection of matching white fronted wall and base units, marble work surfaces, stainless steel sink and drainer unit with two taps over, two double

glazed windows to the side and rear aspects, double glazed patio door giving access to the rear garden, wall mounted 'Worcester' combination boiler, integrated 'Baumatic' cooker, hob and extractor fan, integrated washer dryer, ceiling mounted spotlights, central heating radiator, further double glazed window to the side aspects and slate tiles to flooring.

### First Floor Landing

Accessed via stairs rising from the hallway up to the first floor accommodation: Three ceiling light points, central heating radiator, opening out into lobby / study area and further doors opening into:

### Bedroom One

10'2" x 11'8" (3.10 x 3.57)

With two single glazed windows to the front aspects, ceiling light point, central heating radiator and two fitted wardrobes.

### Bedroom Two

9'10" x 11'10" (3.00 x 3.61)

With a double glazed window to the rear aspects, inset fireplace, ceiling light point, fitted wardrobe and central heating radiator.

### Lobby/Study Area

5'9" x 7'4" (1.76 x 2.26)

With double glazed window to the side aspects.

### Bathroom

7'6" x 9'1" (2.30 x 2.79)

With a four-piece bathroom suite comprising of; low flush WC, roll top bath with two taps over, wash hand basin on pedestal with two taps over and corner shower cubicle with wall mounted shower attachment. The bathroom further benefits from tiling to splash back areas, tiled flooring, wall mounted radiator, wall mounted extractor fan, opaque double glazed window to the rear aspect and ceiling spotlight points.

### Loft

12'10" x 15'8" into eaves (3.93 x 4.80 into eaves)

Has been fully boarded and ceiling light point.

### Rear Outhouse

7'1" x 4'3" (2.18 x 1.32 )

With single glazed window and door opening into out house with further single glazed window to the rear aspects, ceiling light point and water connection.

### Rear Garden

With paved pathway with decorative shrubs and stone chippings to borders.

### Council Tax Band

According to the Direct Gov website the Council Tax Band for 10 King Edward Road Moseley, Birmingham,

B13 8HR is band C and the annual Council Tax amount is approximately £1,852.23 subject to confirmation from your legal representative.







## Floor Plan

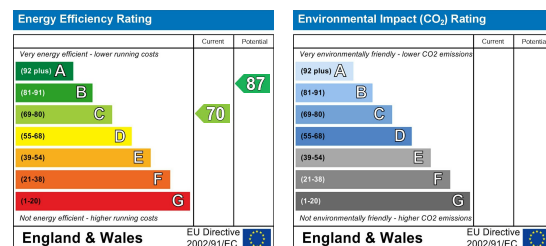


King Edward Road, Moseley.  
For illustrative purposes only, NOT to scale.

## 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



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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.