



45 Park Road

Moseley, Birmingham, B13 8AH

Offers Over £635,000



Amazing semi-detached family home which offers five bedrooms over three storeys and is located on Park Road in Moseley offering excellent access into Moseley Village with all of its associated amenities including cafes, bars, restaurants and shopping facilities with local transport links to the City Centre, with the planned Moseley Railway Station just a short walk away and an ideal location close to Moseley Park and Pool. This sizeable period home offers wonderful period features and is a fantastic family home. The property itself offers the following accommodation; front driveway, inner vestibule, reception hallway with feature windows, two reception rooms, pantry, kitchen, utility room, downstairs WC, garden room and access to a lovely mature landscaped rear garden. To the first floor there are three bedrooms and an office, family bathroom and staircase giving rise to the third floor with two further bedrooms, shower room and useful storage. The property also benefits from central heating. Energy Efficiency Rating D.

Viewings are highly recommended to fully appreciate the accommodation on offer and can be arranged via our Moseley office.



Approach

The property is approached via tarmacadam driveway providing parking for multiple cars, mature trees to frontage and leads to a wooden front entry door opening into:

Inner Vestibule

With tiled Minton flooring, ceiling light point, coving to ceiling and wooden door with original stained glass opening into:

Hallway

With continued Minton tiled flooring, stairs giving rise to the first floor accommodation, decorative dado rail, cornice to ceiling, two ceiling light points with decorative ceiling roses, two central heating radiators and doors opening into:

Reception Room One

17'6" x 15'1" (5.33m x 4.60m)

With double glazed bay sash window to the front aspect, central heating radiator, picture rail, decorative coving to ceiling, decorative ceiling rose with ceiling light point and log burner with tiled hearth and wooden surround.

Reception Room Two

14'7" x 12'11" (4.45m x 3.94m)

With central heating radiator, double glazed window with an accompanying door with secondary glazing original stained glass above giving access to the rear garden, ceiling light point with decorative ceiling rose, decorative coving to ceiling, original feature fireplace with tiled surround and wooden mantle piece.

Pantry

3'10" x 6'5" (1.17m x 1.96m)

With wooden laminate to flooring, ceiling light point and glazed window overlooking the lean-to.

Kitchen

11'2" x 14'1" (3.40m x 4.29m)

With a selection of wall and base units with marble effect work surfaces incorporating Belfast sink with mixer tap over, space for dishwasher and fridge freezer, integral 'Neff' double oven with microwave and electric Induction hob with extractor over, single glazed sash window overlooking the rear garden, central heating radiator, ceiling spotlights, tiled flooring, door opening into storage cupboard and wooden glazed door opening into:

Inner Lobby Area

With tiled flooring, wooden door with an accompanying single

glazed window giving access to the rear garden, door opening in to lean-to, door, opening into utility and further door opening into:

Ground Floor WC

2'9" x 1'0" (0.84m x 0.30m)

With tiling to flooring, central heating radiator, ceiling light point, ceiling extractor fan and low flush WC.

Undercover Alleyway

3'7" x 22'8" (1.09m x 6.91m)

With continued tiling to flooring, wooden door to the front, strip ceiling light point and wall mounted Baxi central heating boiler.

Utility

7'7" x 9'9" (2.31m x 2.97m)

With wall and base units with wooden work surfaces incorporating sink with mixer tap over, space for washing machine, continued tiling to flooring, space for fridge freezer, ceiling light point, central heating radiator, single glazed window with original stained glass and with secondary glazing to the side aspect and door opening into:

Garden Room

17'1" x 8'2" (5.21m x 2.49m)

With glass surround, ceiling light point, tiling to flooring and glazed door giving access to the rear garden.

Cellar

17'8" x 12'9" (5.38m x 3.89m)

From hallway stairs leads down into cellar with ceiling strip light and ceiling light point.

First Floor Accommodation

From hallway stairs gives rise to the first floor landing with multiple light points, central heating radiator, dado rail, secondary double glazed sash window with secondary glazing to the front aspect, decorative ceiling rose, stairs giving rise to the second floor landing and doors opening into:

Bedroom

9'6" x 10'8" (2.90m x 3.25m)

With central heating radiator, ceiling light point with ceiling rose, decorative coving to ceiling and single glazed sash window to the front aspect.

Bedroom

13'1" x 14'3" (4 x 4.35)

With central heating radiator, ceiling light point with ceiling rose, feature fireplace with wooden surround and tiled hearth and single glazed sash window with secondary glazing overlooking the front aspect.

Bedroom

6'9" x 7'6" (2.06 x 2.31)

With dual aspect single glazed windows to the rear and side, ceiling light point and central heating radiator.

Bedroom

14'7" x 13'0" (4.45m x 3.96m)

With central heating radiator, built-in wardrobes to alcoves, single glazed sash window with secondary glazing to the rear aspect, decorative coving to ceiling and ceiling light point with decorative ceiling rose.

Bathroom

9'1" x 14'0" (2.77m x 4.27m)

With double sink in vanity unit with mixer tap over, WC, ceiling light point, wall mounted light point, ceiling spotlights, tiling to flooring, central heating radiator, central heating towel rail, walk-in shower with rainfall shower over, stand alone bath with feet and shower over and single glazed opaque sash window to the rear aspect.

Top Floor Accommodation

From first floor landing stairs gives rise to the top floor landing with decorative dado rail and doors opening into:

Bedroom

14'4" x 11'11" (4.38 x 3.64)

With single glazed sash window to the side and front aspect, ceiling light point and central heating radiator.

Bedroom

9'11" x 14'4" (3.02m x 4.37m)

With single glazed sash window to the side and rear aspect, ceiling light point and central heating radiator.

Shower Room

7'5" x 10'5" (2.26m x 3.18m)

With single glazed sash window with secondary glazing to the rear aspect, low flush WC, sink on pedestal with mixer tap over, walk-in shower cubicle with Triton shower over, central heating towel rail, central heating radiator, door opening into storage cupboard providing useful storage, ceiling light point and wall mounted extractor fan.

Storage Cupboard

9'4" x 5'5" (2.84m x 1.65m)

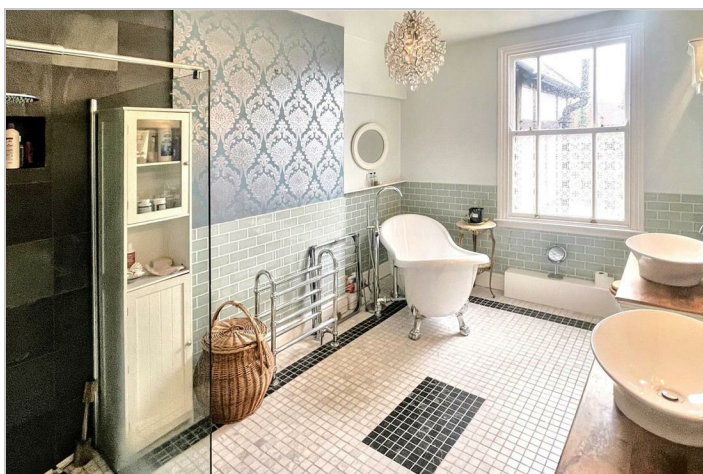
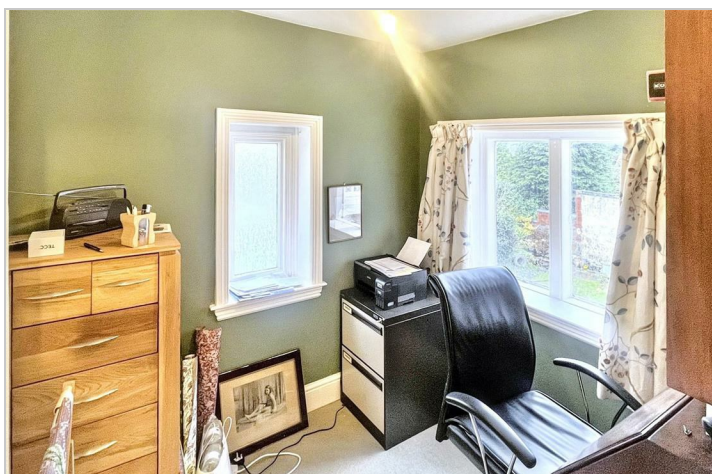
Providing useful storage and ceiling light point.

Rear Garden

With a paved patio area leading to lawn turfed area with pathway leading to the rear of the garden with vegetable patch, greenhouse and space for a further patio area. Decorative trees and shrubs to borders and brick built and fencing surround.

Council Tax Band

According to the Direct Gov website the Council Tax Band for 45 Park Road Moseley, Birmingham, B13 8AH is band E and the annual Council Tax amount is approximately £2,546.82, subject to confirmation from your legal representative.





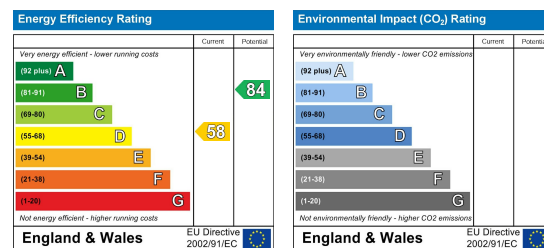
Floor Plan



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.