



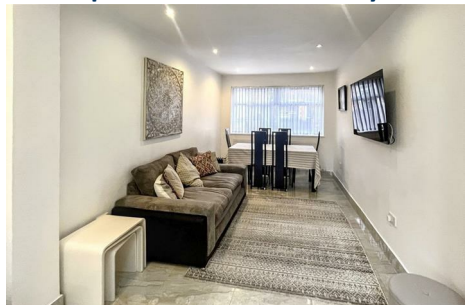
27 Bloomfield Road

Moseley, Birmingham, B13 9BZ

Offers Over £675,000



*** FIVE BEDROOM DETACHED HOME IN PRIME LOCATION WITH AMAZING KITCHEN*** Lovely five bedroom detached home being tastefully updated by the current owner located on the popular Bloomfield Road in Moseley ideally located for access into Moseley Village with all of its associated amenities including coffee shops, cafes, restaurants, shopping facilities and also being close to the local transport links for access into the City Centre and upcoming Moseley Train Station. The property itself offers the following well planned accommodation; front driveway, porch, hallway, two reception rooms, open-plan kitchen dining room, utility, downstairs shower room and landscaped rear garden. To the first floor there are three bedrooms with bedroom one benefitting from an en-suite and a further family bathroom with stairs leading to the 2nd floor, with two further bedrooms, en-suite shower room and office. The property also benefits from central heating and double glazing and side garage. Energy Efficiency Rating D. To arrange your viewing of this superb home please call our Moseley sales team.



Approach

The property is approached via front driveway with mature trees to frontage leading to a UPVC entrance door opening into:

Porch

With a further double glazed opaque door and windows opening into:

Hallway

With wooden laminate effect flooring, central heating radiator, ceiling light point, stairs giving rise to the first floor landing, door opening into under stairs storage cupboard providing useful storage and doors opening into:

Reception Room One

18'2" x 12'10" (5.56 x 3.92)

With double glazed bay window to the front aspect, central heating radiator, two ceiling light points.

Reception Room Two

11'11" x 15'6" (3.65 x 4.73)

With continued wooden laminate effect flooring, ceiling light point, wall mounted light point, feature gas fireplace with surround and marble hearth, central heating radiator and double glazed patio doors giving access to the rear garden.

Extended Kitchen/Diner

31'2" max x 12'9" min (9.51 max x 3.91 min)

Kitchen

18'11" x 12'10" (5.77 x 3.92)

With a selection of white wall and base units with wooden effect work surfaces incorporating sink and drainer with mixer tap over, 'Smeg' gas hob with extractor over, integrated 'Zanussi' cooker and microwave, integral 'Smeg' dishwasher, space for fridge freezer, to double glazed windows to the rear garden aspect, Velux window, ceiling light point, tiling to flooring, central heating radiator and open walkway into:

Dining Area

14'10" x 8'9" (4.53 x 2.69)

With central heating radiator, double glazed window to the front aspect, ceiling spotlights and door opening into:

Utility

5'8" x 7'10" (1.73 x 2.41)

With continued to flooring, space for washer dryer, double glazed window to the side aspect, wall mounted 'Worcester' combination boiler and a double glazed patio door giving access to the rear garden and further internal door opening into:

Ground Floor Shower Room

5'5" x 6'8" (1.67 x 2.04)

With low flush WC, sink on vanity unit with mixer tap over, walk-in corner shower cubicle with 'Triton' shower over, tiled flooring, tiled surround, wall mounted extractor fan, ceiling light point, double glazed opaque window to the rear aspect and central heating towel rail.

First Floor Accommodation

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

Bathroom

8'8" x 8'11" (2.66 x 2.74)

With tiled flooring, tiled surround, three piece bathroom suite comprising low flush WC, panel bath with mixer tap over with shower and rainfall shower over, sink in vanity unit with mixer tap, central heating radiator, central heated towel rail, double glazed opaque windows to the side and rear aspects, wall mounted extractor and ceiling light point.

Bedroom One

12'7" x 18'0" into bay (3.84 x 5.5 into bay)

With double glazed bay window to the front aspect, two ceiling light points, central heating radiator and door opening into:

En-Suite Shower Room

5'4" x 5'0" (1.63 x 1.53)

With a three piece bathroom suite comprising low flush WC, shower cubicle with Triton shower over, sink in vanity unit with mixer tap over, ceiling spotlights, ceiling extractor fan, tiling to flooring, tiled surround, and ceiling spotlights.

Bedroom Two

15'6" x 9'7" (4.74 x 2.94)

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

Bedroom Three

11'6" x 10'5" (3.53 x 3.19)

With central heating radiator, double glazed window to the front aspect, ceiling light point and door opening into storage cupboard providing useful storage.

Top Floor Accommodation

From first floor landing with stairs giving rise to the top floor landing with opaque double glazed window to the side aspect, ceiling light point, door opening into storage cupboard with ceiling light point and providing useful storage and further doors opening into:

Office

8'7" x 8'10" both with restricted head height (2.64 x 2.70 both with restricted head height)

With a Velux window, door opening into eaves storage, ceiling light point and central heating radiator.

Bedroom Four

8'10" x 9'2" (2.71 x 2.81)

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



Bedroom Five

13'1"x 12'0" (3.99x 3.66)

With two ceiling light points, central heating radiator, double glazed window to the rear aspect and door opening into:

En-Suite Shower Room

5'6" x 5'2" (1.68 x 1.59)

With low flush WC, sink on pedestal with mixer tap over, corner shower cubicle with Mira shower over, ceiling light point, ceiling extractor fan, central heated towel rail, tiled flooring and tiled surround.

Garage

9'4" x 29'0" (2.86 x 8.85)

With an electric metal up and over door, ceiling strip lights, double glazed window with an accompanying double glazed UPVC doors giving access to the rear garden.

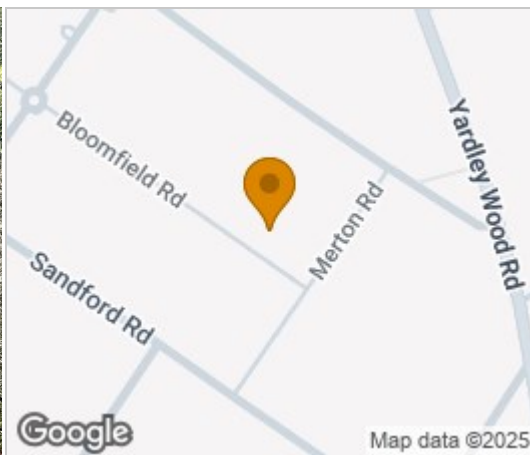
Rear Garden

With front to rear access, a paved patio area leading to steps leading down to lawn turfed area with a further patio area to middle of the garden with decorative trees and shrubs to borders and a rear garden shed.

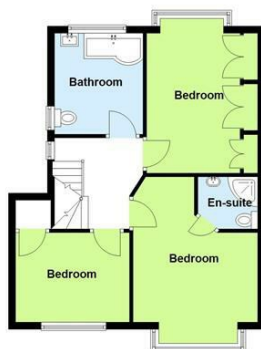
Council Tax Band

According to the Direct Gov website the Council Tax Band for 27 Bloomfield Road Birmingham, B13 9BZ is band D and the annual Council Tax amount is approximately £2,083.76, subject to confirmation from your legal representative.





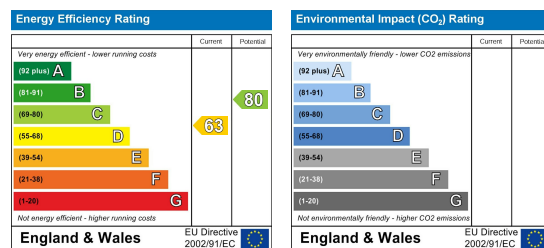
Floor Plan



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.