



## 64 Sandhurst Road

Moseley, Birmingham, B13 8ET

Offers Over £360,000





**\*\* FOUR BED TERRACE IN PRIME MOSELEY LOCATION!!\*\*** We are delighted to offer to the market this lovely, three storey, four-bedroom, traditional mid terrace home located on Sandhurst Road in Moseley requiring some modernisation. Offering excellent access into Moseley Village with all of its associated amenities including coffee shops, cafes, bars, restaurants, shopping facilities and good transport links in the City Centre. The property benefits no upward chain, double glazing throughout and central heating and offers the following accommodation: shallow fore garden, vestibule, hallway, two reception rooms, dining room, pantry kitchen and access to a rear garden. To the first floor there are three bedrooms and a four-piece bathroom suite and to the second floor there is one further bedroom. Energy Efficiency Rating E.



### Approach

The property is approached via a front shallow fore garden with pathway leading to a UPVC front entry door opening into:

### Inner Vestibule

With Minton flooring and single glazed opaque door opening into:

### Hallway

With ceiling light point, cornice to ceiling, central heating radiator, stairs giving rise to the first floor accommodation with stena stair lift opening into:

### Reception Room One

11'10" x 14'5" (into bay) (3.61 x 4.41 (into bay))

With double glazed bay window to the front aspect, ceiling light point, cornice to ceiling, picture rail, central heating radiator and gas fireplace.

### Reception Room Two

12'4" x 15'0" (3.78 x 4.58)

With cornice to ceiling, ceiling light point, central heating radiator, double glazed patio doors leading out to the rear garden and a gas fireplace.

### Dining Hall

10'2" x 9'11" (3.11 x 3.04)

With under stairs storage space, double glazed window to the side aspect, and pantry with a double glazed window with view of the garden, useful storage and ceiling light point, gas fireplace and further door opening into:

### Kitchen

10'5" x 5'6" (3.20 x 1.68)

With double glazed window to the rear view of garden, double glazed opaque door with

accompanying side windows to the rear garden, wall and base units with marble effect work surfaces, stainless steel sink and drainer with mixer tap over, cooker and washing machine, wall mounted 'Worcester' combination boiler and ceiling light point.

### First Floor Accommodation

From hallway stairs gives rise to the first floor landing with stair lift, ceiling light point, stairs giving rise to the top floor accommodation and doors opening into:

### Bedroom One

17'6" x 11'10" (5.35 x 3.63)

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

### Bedroom Two

14'6" x 11'11" (4.43 x 3.64)

With double glazed window with view of the garden, under stairs storage space, ceiling light point and central heating radiator.

### Bedroom Three

10'7" x 10'0" (3.24 x 3.07)

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

### Bathroom

4'3" x 9'11" (1.32 x 3.04)

With a four-piece white bathroom suite comprising low flush WC, sink on pedestal with two taps over, shower cubicle, bath with shower attachment above, double glazed opaque window to the side aspect, heated towel rail, lino to flooring and tiling to splash backs.

### Top Floor Accommodation

From first floor landing stairs gives rise to the top floor with door opening into:

#### Attic Room

17'6" x 11'10" (max with restricted head height in (5.34 x 3.62 (max with restricted head height in ar)

With ceiling light point, single glazed window to the front aspect and storage to eaves.

#### Rear Garden

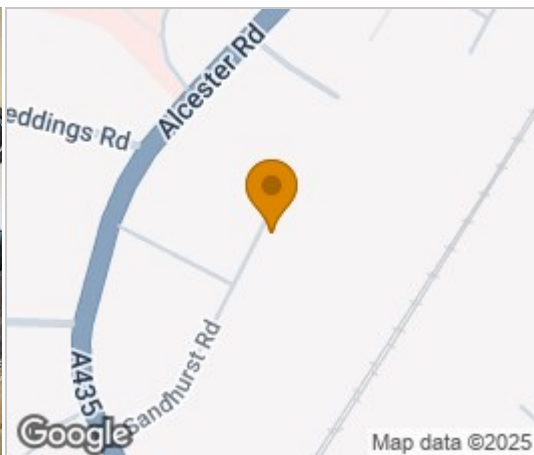
With a paved pathway leading lawn turfed area with fencing surround and shed to the rear.

#### Council Tax Band

According to the Direct Gov website the Council Tax Band for Sandhurst Road, Moseley, Birmingham B13 8ET is band C and the annual Council Tax amount is approximately £1,607.34 subject to confirmation from your legal representative.







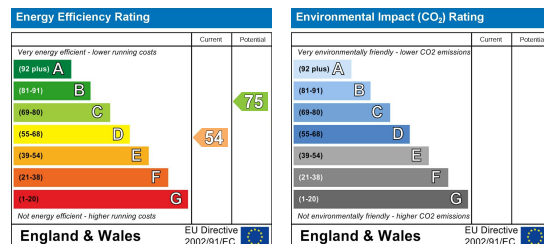
## Floor Plan



## 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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