



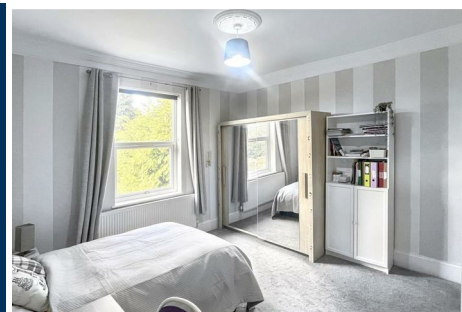
51 Alcester Road

Moseley, Birmingham, B13 8EB

Offers In The Region Of £650,000



EIGHT BEDROOM PERIOD SEMI-DETACHED HOME IN THE HEART OF MOSELEY!* Retaining a wealth of period features, this sizeable period home sits nicely close to the Heart of Moseley Village and offers excellent access to all that is to see and offer in Moseley including the local coffee shops, independent restaurant's, local shops, Moseley Private park, Cannon Hill Park, Mac Theatre and Edgbaston cricket ground and also the nearby transport links to the City Centre and the upcoming Moseley Train Station. The property offers the following accommodation; front driveway, entrance vestibule, entrance hallway with stained glass door and original tiled flooring, two reception rooms, kitchen/diner, utility room, downstairs shower room, cellar and access to a well maintained rear garden. To the first floor there are four bedrooms, with the main bedroom benefitting from a dressing room and en-suite shower room, family bathroom and stairs giving rise to the second floor offering four further bedrooms and a bathroom. The property benefits from double glazing and central heating. Energy Efficiency Rating C. To arrange your viewing to fully appreciate this lovely home please call our Moseley office.



Approach

This property is approached via a paved driveway providing parking for two cars with EV charger and leads to a composite front entry door opening into:

Inner Lobby Area

With tiling to flooring, ceiling light point, decorative coving to ceiling and single glazed opaque door with accompanying window opening into:

Hallway

With original Minton tiled flooring, stairs giving rise to the first floor accommodation, door opening into storage cupboard providing useful storage, central heating radiator, dado rail, door opening into cellar, decorative ceiling rose, ceiling arch, ceiling light point and doors opening into:

Reception Room One

15'0" x 17'8" into bay (4.58 x 5.39 into bay)

With double glazed bay window to the front aspect, ceiling light point, decorative coving to ceiling, central heating radiator and feature fireplace with tiled surround, hearth and wooden mantle piece.

Reception Room Two

22'11" x 12'11" (7 x 3.96)

With double glazed windows with accompanying patio doors giving views and access to the rear garden, ceiling light point with decorative ceiling rose, decorative coving to ceiling, picture rail and a log burning fire with tiled hearth and wooden mantle piece.

Inner Lobby Area

With tiling to flooring, ceiling light point, decorative coving to ceiling, door opens into utility area, double glazed door giving access to the side and door opening into:

Kitchen

16'4" x 13'7" (4.99 x 4.15)

Either accessed from the inner lobby or the hallway. With a selection of wall and base units with wooden work surfaces over incorporating sink and drainer with mixer tap over, integral 'AEG' dishwasher, built-in cooker, microwave and gas hob with 'Samsung' extractor over, space for fridge freezer, tiling surround, decorative coving to ceiling, two double glazed windows to the side aspect, ceiling light point with decorative ceiling rose, tiling to flooring and central heating radiator.

Utility Area

13'2" x 6'9" (4.02 x 2.06)

With wall and base units with wooden work surfaces incorporating one

and a half sink and drainer with mixer tap over, built-in washer/dryer, two double glazed windows to the side aspect, tiling to splash backs, tiling to flooring, decorative coving to ceiling, ceiling light point with decorative ceiling rose, central heating and further door opening into:

Ground Floor Shower Room

6'5" x 6'8" (1.96 x 2.05)

With tiled surround, tiled flooring, ceiling light point and a three piece bathroom suite comprising low flush WC, sink on pedestal with mix tap over, walk-in shower cubicle with rainfall shower over, central heating towel rail, double glazed opaque window to the side aspect and wall mounted extractor.

First Floor Accommodation

airing cupboard 2'7" x 6'5" (airing cupboard 0.81 x 1.97)

From hallway stairs gives rise to the first floor landing with Velux window, stairs giving rise to the top floor, four ceiling light point with decorative ceiling rose, door opening into airing cupboard housing water tank, 'Vaillant' boiler, central heating radiator, under stairs storage cupboard providing useful storage, ceiling light point and further doors opening into:

Bedroom

13'3" x 12'10" (4.04 x 3.92)

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

Bathroom

5'11" x 9'10" (1.81 x 3)

With lino to9 flooring, three piece bathroom suite comprising low flush WC, sink in vanity unit with mixer tap over, bath with mixer tap over and shower above, central heating towel rail, two double glazed opaque windows to the side aspect, wall mounted extractor fan and two ceiling light points.

Bedroom

13'9" x 12'9" (4.20 x 3.91)

With dual aspect windows to the rear and side, built-in sink with vanity unit with mixer tap over, central heating radiator, coving to ceiling and ceiling light point with decorative ceiling rose.

Bedroom

6'6" x 9'4" (2 x 2.87)

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

Bedroom

13'9" x 11'11" (4.21 x 3.64)

With double glazed bay window to the front aspect, ceiling light point, coving to ceiling and door opening into:

Dressing Room

9'3" x 5'4" (2.84 x 1.65)

With coving to ceiling, coving to ceiling and door opening into:

En-Suite

6'9" x 4'8" (2.06 x 1.43)

With wooden laminate to flooring, double glazed window to the side aspect, low flush WC, sink in vanity unit with mixer tap over, walk-in shower with shower over, coving to ceiling, ceiling light point and central heated towel rail.

Top Floor Accommodation

From the first floor stairs gives rise to the top floor landing with dado rail, decorative coving to ceiling, two ceiling light points, Velux window, door opening into eaves storage providing useful storage and further doors opening into:

Bedroom

9'3" x 6'6" (2.84 x 1.99)

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

Bedroom

13'9" x 8'11" (4.2 x 2.72)

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

Bedroom

10'6" x 9'3" (3.22 x 2.84)

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

Bedroom

12'5" x 8'11" (3.80 x 2.74)

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

Bathroom

8'11" x 6'7" (2.74 x 2.03)

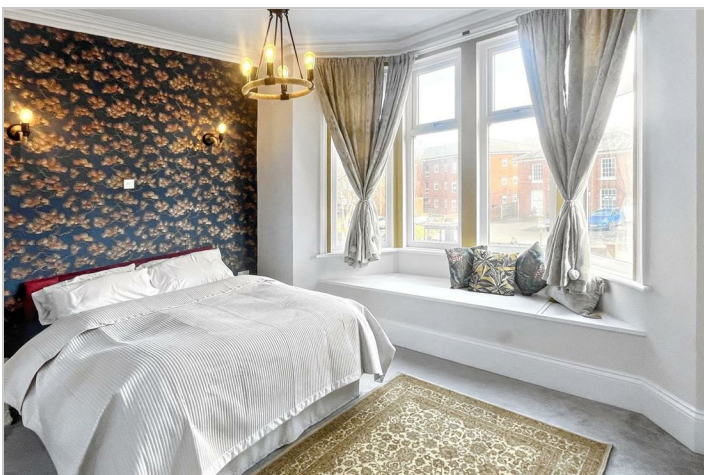
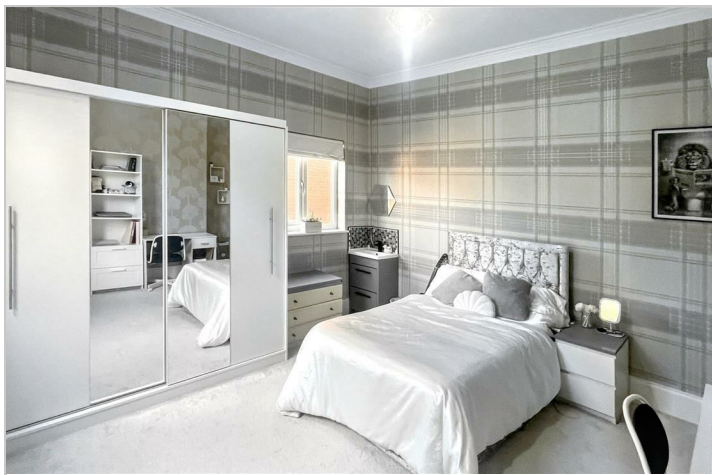
With double glazed opaque window to the side aspect, tiled flooring, tiling surround, three piece bathroom suite comprising low flush WC, sink in pedestal with mixer tap over, panel bath with mixer tap over and shower attachment above, ceiling light point and wall mounted heated towel rail.

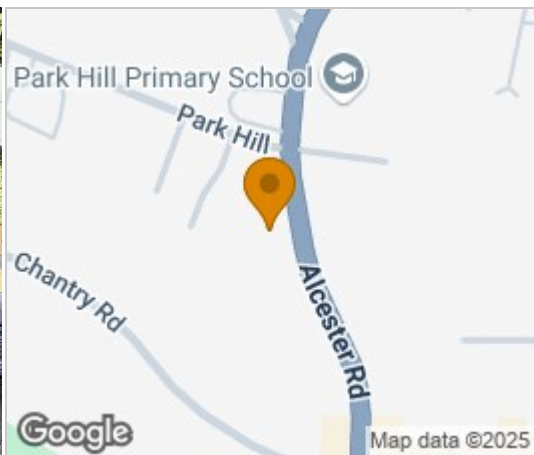
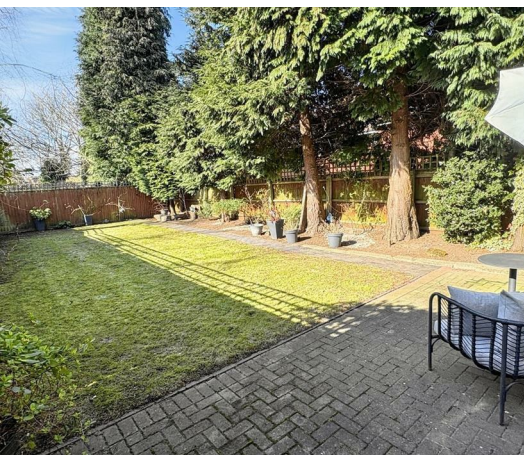
Rear Garden

With a paved patio area with a pathway leading to the rear of the garden with lawn turfed area, mature trees surround and being finished with fencing to borders.

Council Tax Band

According to the Direct Gov website the Council Tax Band for 51, Alcester Road Moseley, Birmingham, B13 8AA is band D and the annual Council Tax amount is approximately £2,237.00, subject to confirmation from your legal representative.





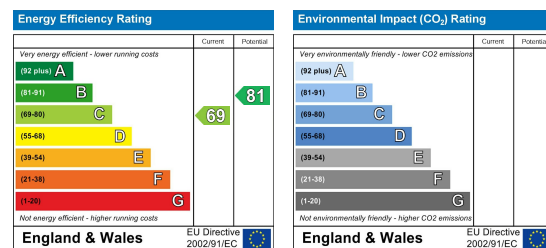
Floor Plan



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.