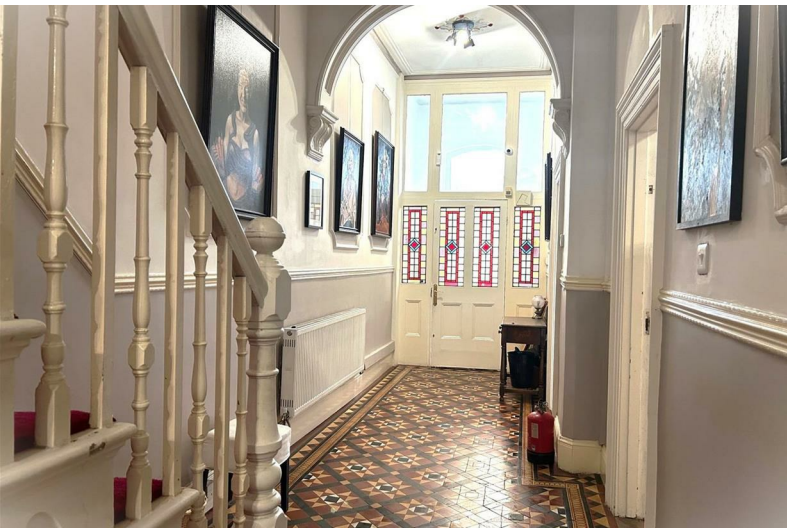




## 53 Prospect Road

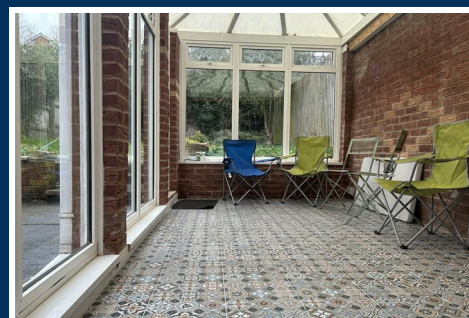
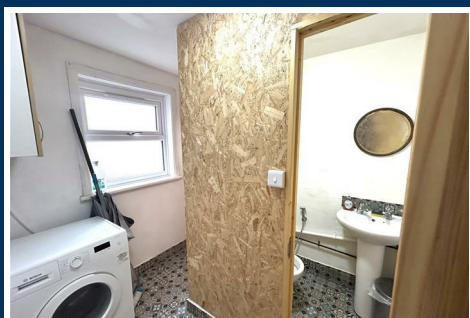
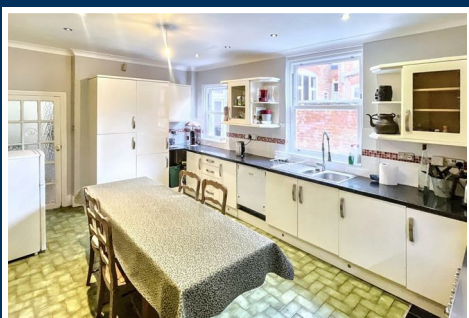
Moseley, Birmingham, B13 9TD

Offers Over £720,000



**\*SUPERB PERIOD HOME BEING OFFERED WITH NO ONWARD CHAIN!\*** Perfectly located on this much-sought after road is this impressive and sizeable end-terrace period home which retains a wealth of period details. Ideally positioned for access to all of the nearby places of interest including the local schools, both Moseley and Kings Heath high streets with their varied shops, bars and restaurants but also good transport links to all the nearby QE Hospital, University of Birmingham and also the City Centre and upcoming Moseley and Kings Heath Train Station. This impressive home offers the following; front driveway with steps to front door, inner vestibule, reception hall, front reception room, rear reception room, kitchen, downstairs WC/utility, conservatory and a mature rear garden. To the first floor there are two bedrooms, family bathroom, shower room and storage room with further stairs leading to the top floor, with three bedrooms and a storage area. The property also offers no upward chain and a cellar.

Energy Efficiency Rating 'Ask Agent'. To arrange your viewing please contact our Moseley sales team.



### Approach

The property is approached via a paved driveway providing parking for multiple cars and steps leading to a composite front entrance door opening into:

### Inner Vestibule

With Minton style flooring and original tiled door opening into:

### Hallway

With Minton flooring, decorative coving to ceiling and archways, dado rail, central heating radiator, stairs giving rise to the first floor accommodation, ceiling and wall light points and doors opening into:

### Reception Room One

14'10" x 18'4" (4.53 x 5.60)

With dado rail, decorative cornice to ceiling, ceiling light point with decorative ceiling rose, central heating radiator, exposed wooden floorboards, feature fireplace and double glazed sash bay window to the front aspect.

### Reception Room Two

18'0" x 14'0" (5.50 x 4.28)

With exposed wooden floorboards, central heating radiator, decorative coving to ceiling, ceiling light point with ceiling decorative ceiling rose, feature fireplace place and double glazed patio doors giving views and access to the rear garden.

### Kitchen

11'1" x 17'11" (3.40 x 5.48)

With ceiling light point, ceiling spotlights, central heating radiator, tiling to flooring, a selection of wall and base units with marble effect work surfaces over incorporating stainless steel one and a half bowl sink and drainer with mixer tap over, built-in dishwasher, stand alone fridge freezer and Range cooker, hob with extractor over, two double glazed sash windows to the side aspect, coving to ceiling, tiling to splash backs and single glazed wooden door opening into:

### Cellar

section one 14'10" x 14'9" section two 9'6" x 6'0" (section one 4.53 x 4.52 section two 2.91 x 1.83)

With stairs leads down to the cellar which is in two sections with ceiling light point.

### Inner Lobby Area

With tiling to flooring, space for washing machine, ceiling light point, double glazed window to the side aspect and door opening into:

### Guest WC

5'0" x 3'3" (1.54 x 1.01)

With low flush WC, sink on pedestal with two taps over, tiling to splash backs, tiled flooring and ceiling light point.

### Conservatory

14'10" x 7'10" (4.53 x 2.41)

With tiled flooring, double glazed windows to the side and rear aspects, double glazed patio door giving access to the rear garden and ceiling light point.

### First Floor Accommodation

From the hallway stairs gives rise to the first floor landing with double glazed window to the side aspect, dado rail, decorative coving to ceiling, ceiling light point, central heating radiator, stairs to the top floor accommodation and doors opening into:

### Bathroom

11'1" x 13'9" (3.38 x 4.20)

With lino to flooring, central heating radiator, double glazed opaque window to the side aspect, ceiling spotlights, sink on pedestal with two taps over, stand alone bath with mixer tap over, low flush WC, tiling to splash backs, door opening into airing cupboard housing the 'Vaillant' combination boiler and coving to ceiling.

### Shower Room

8'0" x 5'9" (2.45 x 1.77)

With lino to flooring, shower cubicle with shower attachment above, sink n vanity unit with mixer tap over, low flush WC, double glazed opaque window to the side aspect, tiling to splash backs, coving to ceiling and ceiling spotlights.

#### Bedroom One

18'0" x 17'10" (5.49 x 5.46)

With decorative fireplace, decorative cornice to ceiling, ceiling light point, double glazed sash window to the rear aspect, central heating radiator and exposed wooden floorboards.

#### Bedroom Two

14'9" x 14'11" (4.51 x 4.55)

With double glazed sash window to the front aspect, ceiling light point, decorative coving to ceiling, exposed wooden floorboards and central heating radiator and door opening into:

#### Walk-in Wardrobe/Utility/Study

6'2" x 10'8" (1.90 x 3.26)

With a double glazed sash window to the front aspect, decorative coving to ceiling, ceiling light point and exposed wooden floorboards.

#### Top Floor Accommodation

From the first floor landing stairs gives rise to the top floor landing and featuring high-performance indoor insulation combining natural hemp with Kingspan rigid boards, designed to enhance thermal efficiency sustainably. A vapour membrane and batons ensure proper airflow, meeting modern standards while using bio-based materials where possible. With double glazed window to the side aspect, Velux window, dado rail, central heating radiator and doors opening into:

#### Bedroom Three

11'1" x 17'6" (3.40 x 5.34)

With two Velux windows, to double glazed window to the rear aspect and ceiling light point.

#### Bedroom Four

17'11" x 17'9" (5.48 x 5.43)

With Velux windows, ceiling light point, central heating radiator, feature fireplace with tiled hearth and exposed wooden floorboards.

#### Bedroom Five

14'9" x 14'9" (4.51 x 4.51)

With Velux window, ceiling light point and central heating radiator.

#### Study/Bedroom

10'3" x 6'2" (3.13 x 1.88)

With Velux window, ceiling light point, wooden laminate to flooring and central heating radiator.

#### Rear Garden

With a paved patio area, access to the front of the property and leading to a lawn turfed area with mature trees and shrubs to borders and brick surround.

#### Council Tax Band

According to the Direct Gov website the Council Tax Band for 53 Prospect Road Moseley, Birmingham, B13 9TD is band E and the annual Council Tax amount is approximately £2,734.11, subject to confirmation from your legal representative.





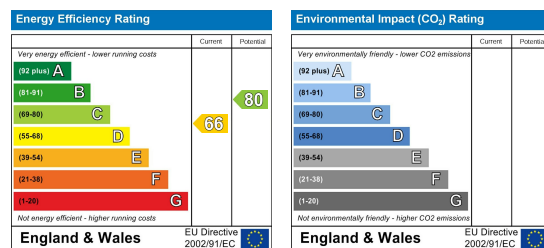
## Floor Plan



## 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.