



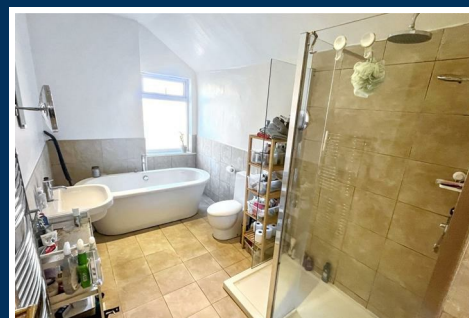
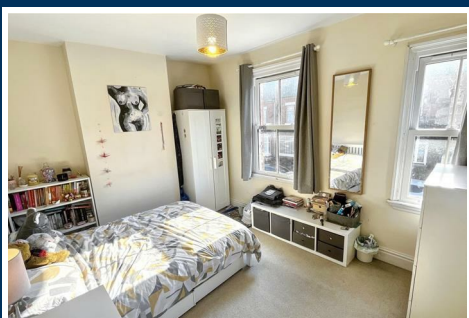
## 18 Leighton Road

Moseley, Birmingham, B13 8HD

Offers Over £375,000



**\* Lovely Three Bedroom Period Home with Loft Conversion, in the Heart of Moseley \*** We are delighted to be marketing this superb, traditional terrace home located in this much sought after location in the heart of Moseley with all of local amenities including shops, restaurants, coffee shops and bars on the doorstep! The property itself has retains a wealth of period features throughout with the accommodation briefly comprising; front fore garden, entrance vestibule, entrance hallway with 'Minton' tile flooring, front living room, dining room with French doors to the garden, re-modelled / modernised kitchen, utility room and a lovely rear garden with outbuildings. To the first floor there are two good double bedrooms, lovely bathroom and a further staircase gives rise to the second floor with the loft conversion offering the third double bedroom. Energy Efficiency Rating E. Being offered with no onward chain, double glazing (where stated) and central heating your viewings should be made via our Moseley office on; 0121 442 4040 or please feel free to visit our website at; [www.ricechamberlains.co.uk](http://www.ricechamberlains.co.uk). We look forward to hearing from you!



### Approach

This three bedroom, traditional terraced property is approached via a small front fore garden with a shared pathway leading to a wooden front entry door opening into:

### Vestibule

With cornice to ceiling and and door opening into:

### Hallway

With a ceiling light point, central heated radiator, decorative arch, cornice to ceiling, 'Minton' flooring, stairs rising to the first floor accommodation and internal doors opening into:

### Reception Room One/Bedroom

9'6" x 14'11" (2.92 x 4.55)

With a double glazed bay window facing out onto the front aspect, cornice to ceiling, wooden exposed floorboards, ceiling light point, central heated radiator and a feature fireplace with tiled hearth and decorative arch.

### Reception Room Two

11'02" x 12'10" (3.40 x 3.91)

With a double glazed French doors leading out onto the rear garden, ceiling light point, central heated radiator, decorative fireplace, cornice to ceiling and an internal door opening into an under stairs storage cupboard with a ceiling light point and door opening into:

### Kitchen

7'1" x 13'0" (2.17 x 3.98)

With a matching selection of wall and base units, stainless steel sink and drainer with two taps over, tiling to splash back areas and floor, integrated AEG

cooker, hob and extractor, integrated Dishwasher, space facility for a washing machine, breakfast area, ceiling spotlights, wall mounted 'Worcester' combination boiler, central heating radiator, double glazed windows facing out onto the side aspect and a single-glazed door opening into:

### Inner Lobby.

2'7" x 7'8" (0.79 x 2.34)

With ceiling light point, space facility for a fridge-freezer, continued tiled flooring, single glazed glass wooden door opening out into the rear garden and a further wooden door opening into:

### Bathroom

7'2" x 7'2" (2.19 x 2.19)

With low flush WC, wash hand basin with hot and cold mixer tap, tiled floor covering, part tiled walls, shower cubicle with shower over, central heating radiator and double glazed window to the side aspect.

### First Floor Landing

From the hallway stairs gives rise to the first floor landing with ceiling light point and various internal doors opening into:

### Bedroom One

12'11" x 10'4" (3.95 x 3.15)

With two double glazed sash windows facing out onto the front aspect, ceiling light point and a central heated radiator.

### Bedroom Two

9'10" x 11'3" (3.01 x 3.44)

With a double glazed window facing out onto the rear aspect, ceiling light point and a central heated radiator.

### Bathroom

12'5" x 7'1" (3.79 x 2.18)

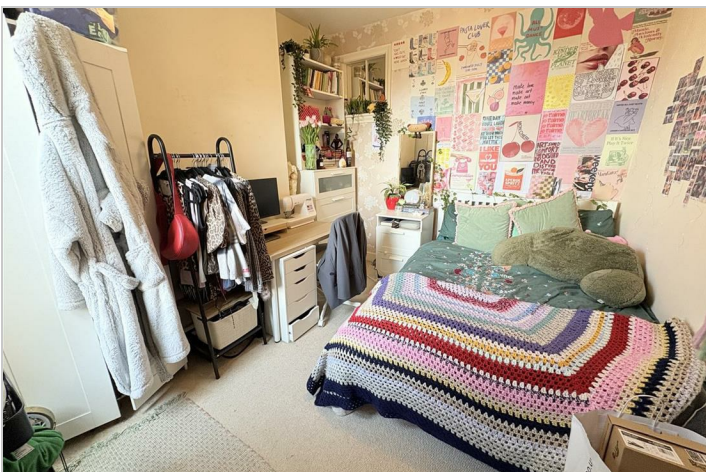
With a four-piece white bathroom suite comprising of a low flush WC, wash hand basin with hot and cold mixer tap over, stand-alone bath with hot and cold mixer tap over and a walk-in shower cubicle with shower head above, ceiling mounted extractor fan, tiling to splash back areas and floor, ceiling spotlights, central heated towel rail and a double glazed opaque window facing out onto the rear aspect.

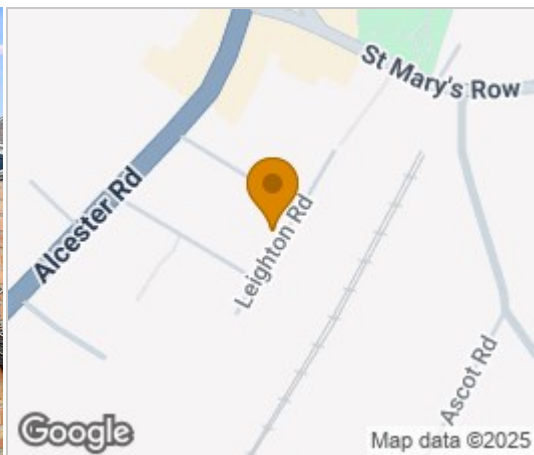
### Bedroom Three

Accessed via a door opening onto stairs rising to the second floor accommodation, with a ceiling light point, from the first floor landing: With a double-glazed dormer window facing out onto the rear aspect, eaves storage, two ceiling light points and a central heated radiator.

### Rear Garden

Accessed from external doors from reception room two or the inner lobby with a paved patio leading to main garden area with a door opening into an outhouse, side access point.





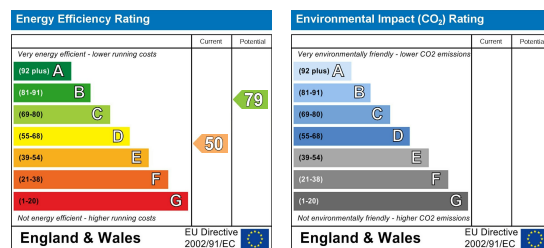
## Floor Plan



## 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.