



7 Ascot Road

Moseley, Birmingham, B13 9EN

Offers Over £775,000



We are pleased to present this extraordinary six bedroom family home on the leafy Ascot Road with no upward chain! This semi-detached is located close to Moseley Village and offers an abundance of local amenities ranging from grocers, cafes, restaurants, pharmacies, local schools and useful transport links to the city, along with the upcoming train station! This wonderful home is full of period features and is bursting with character, from original Minton tiles and decorative ceiling medallions to the original Victorian staircase! The property offers a spacious front driveway, inner vestibule, hallway leading to reception room one and reception room two which also benefit from double doors to each room to allow a great family space; kitchen and diner space, down stairs toilet, separate storage space for washing machine and dryer and stairs leading to cellar with great potential. The first floor offers a primary bedroom with a wardrobe space and is also complimented by a sizeable en-suite with jacuzzi bath and the first floor accommodation also offers two further bedrooms and a family shower room. The top floor accommodation is welcomed by a spacious landing leading to three further double bedrooms and a bathroom. The property is additionally complimented by a good size and maintained rear garden that offers a shed, a children's climbing frame and ample patio and lawn space for the family. The Energy Efficiency Rating is D. To truly appreciate this amazing home, call our Moseley office!



Approach

The property is approached via a driveway with shrubs to borders leading to wooden entrance door opening into:

Inner Vestibule

With ceiling light point, cornice to ceiling, Minton tiled flooring and wooden glazed door with accompanying side windows opening into:

Hallway

With continued Minton tiled flooring, two ceiling light point, stairs giving rise to the first floor landing, door opening into under stairs storage cupboard with ceiling light point, cornice to ceiling, two central heating radiators, further storage cupboard housing the washing machine and tumble dryer, tiled flooring and ceiling light point, shelving and hanging space, door opening into ground floor WC, feature archway, door opening out to the side aspect and further doors opening into:

Reception Room One

16'4" into bay x 14'11" (4.98 into bay x 4.56)

With glazed bay window to the front aspect, cornice to ceiling, ceiling light point with decorative ceiling rose, feature fireplace with wooden surround and mantle piece and tiled hearth, laminate wood effect floor covering, central heating radiator and single glazed French doors opening into:

Dining Room

11'5" x 11'11" (3.48 x 3.65)

With double glazed window to the side aspect, central heating radiator, ceiling light point, two wall light points and continued laminate wood effect flooring.

Kitchen/diner

15'4" x 20'5" (4.69 x 6.24)

With tiled flooring, ceiling light point with ceiling rose, central heating radiator, double glazed French doors giving access and views to the rear garden, coving to ceiling and opens into kitchen. With a selection of wall and base units with

worksurfaces over incorporating stainless steel sink and drainer with hot and cold mixer tap, space for Range cooker with extractor over, space for an American style fridge freezer, integrated dishwasher, double glazed windows to the rear and side aspects, tiling to splash backs and continued tiled flooring.

Ground Floor WC

6'11" x 2'9" (2.11 x 0.86)

With tiling to half wall height, low flush WC, sink with hot and cold tap, central heating radiator, double glazed window to the side aspect, ceiling light point and tiled flooring.

Cellar

With stairs down leading to a great space with lots of potential.

First Floor Accommodation

From hallway stairs with decorative balustrades gives rise to the first floor landing with exposed wooden floorboards, stairs giving rise to the top floor accommodation, two ceiling light points, cornice to ceiling, central heating radiator and doors opening into:

Bedroom One

15'1" x 13'10" walk-in wardrobe 4'10" x 8'6" (4.60 x 4.24 walk-in wardrobe 1.49 x 2.60)

With continued exposed wooden floorboards, walk-in wardrobe space, central heating radiator, glazed window with stainless steel insets, cornice to ceiling, ceiling light point and door opening into:

En-Suite

8'7" x 13'0" (2.64 x 3.98)

With a Jacuzzi bath with hot and cold mixer tap, low flush WC, sink on pedestal with hot and cold mixer tap, low flush WC, walk-in shower cubicle with tiled splash backs, tiling to half wall height, tiled flooring, double glazed opaque window to the side aspect, recessed spots to ceiling and central heating radiator.

Bedroom Two

13'11" x 11'9" (4.26 x 3.59)

With ceiling light point, glazed windows to the rear and side aspects, central heating radiator, door opening into storage cupboard with ceiling light point and exposed wooden floorboards.

Bedroom Three

11'5" x 6'3" (3.50 x 1.92)

With laminate wood effect flooring, two ceiling light points, central heating radiator and wooden framed window to the rear aspect.

Shower Room

7'2" x 6'5" (2.2 x 1.98)

With walk-in shower cubicle with tiling to splash backs, sink in vanity unit, hidden cistern low flush WC, wall mounted heated chrome towel rail, tiled flooring, ceiling spotlight, double glazed opaque window and ceiling light point.

Top Floor Accommodation

From the hallway stairs gives rise to the top floor landing with wall mounted light point, ceiling light point, two skylights windows, loft access point with pull down ladder, exposed wooden floorboards, central heating radiator and doors opening into:

Bedroom Four

9'6" x 15'10" (2.92 x 4.84)

With exposed wooden floorboards, ceiling spotlight, central heating radiator, loft access point with pull down ladder, eaves storage and glazed window to the rear aspect.

Bedroom Five

15'0" x 13'10" (4.59 x 4.24)

With exposed wooden floorboards, exposed wooden beams, glazed window to the front aspect, ceiling light point, ceiling skylight and central heating radiator.

Bedroom Six

11'5" x 11'5" (3.48 x 3.49)

With exposed wooden floorboards, exposed wooden beams, ceiling spotlight, central heating radiator and ceiling skylight.

Bathroom

7'2" x 4'9" (2.19 x 1.47)

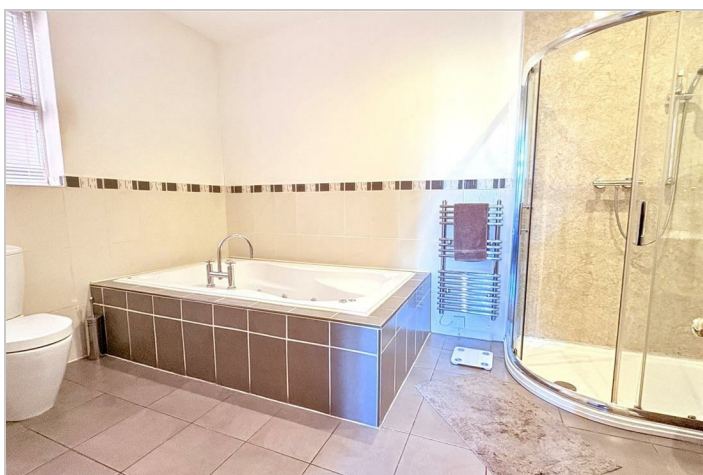
With ceiling spotlight, extractor fan, tiled walls, tiled flooring, jacuzzi bath with hot and cold mixer tap and shower over, wash hand basin on pedestal with hot and cold mixer tap, low flush WC and central heating radiator.

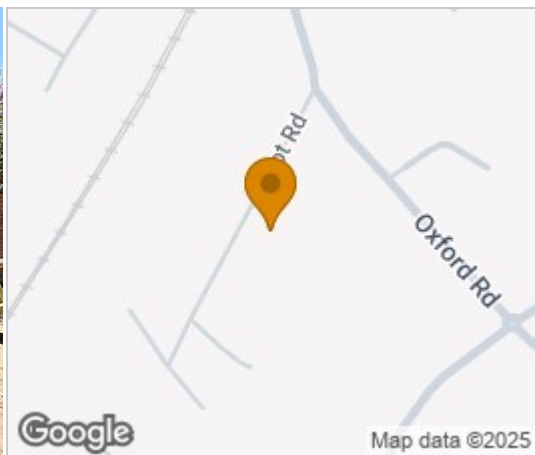
Garden

Lovely rear garden with patio area leading to a lawned turfed area, shed and a children's climbing frame.

Council Tax Band

According to the Direct Gov website the Council Tax Band for 7 Ascot Road Moseley, Birmingham, B13 9EN is band E and the annual Council Tax amount is approximately £2,734.11, subject to confirmation from your legal representative.





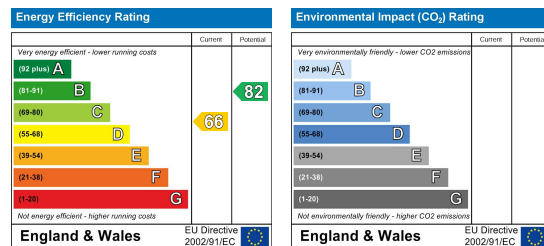
Floor Plan



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



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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.