



## 63 Cambridge Road

Moseley, Birmingham, B13 9UE

Offers Over £925,000



A lovely semi-detached five bedroom Moseley Victorian House, built in 1878, offering a wealth of character features and also has the added benefit of contemporary fittings to make a wonderful family home. Being updated and offering a wealth of period features and ideally situated within the Moseley's triangle and catchment for excellent schools, with amenities including shops, restaurants and coffee shops and the local schools in the area. The accommodation on offer briefly comprises the following: front fore parking, entrance vestibule, lovely hallway with beautiful original Minton tiles, two reception rooms, downstairs WC, extended kitchen/diner, utility room and study and access to a landscaped rear garden. The property also offers a useable cellar. To the first floor there are three bedrooms with bedroom one benefiting from a walk-in dressing room and a further family bathroom. Staircase gives access to the second floor offering two double bedrooms and a shower room. The property also benefits from double glazing (where stated) and central heating. Energy Efficiency Rating D. To arrange your viewing please contact our Moseley office.



## Approach

The property is approached via a paved driveway with artificial turf to the side with decorative shrubs and bedding plants and leading to wooden front entrance door opening into:

## Inner Vestibule

With Minton tiled flooring, wooden doors with original stained glass window, ceiling light point and further wooden door with single glazed opaque window opening into:

## Hallway

With the original Minton flooring, stairs giving rise to the first floor accommodation, ceiling light point, cornice to ceiling, traditional central heating radiator and doors opening into:

## Reception Room One

12'10" x 17'0" (3.93 x 5.19)

With two double glazed wooden framed window to the front and rear aspects, two central heating radiator, log burning fire with slate hearth, mantle piece and surround, exposed wooden floorboards, picture rail, decorative cornice to ceiling and ceiling light point with decorative ceiling rose.

## Reception Room Two

11'5" x 14'8" (into bay) (3.50 x 4.48 (into bay))

With wooden framed double glazed window to the front aspects, exposed wooden floorboards, traditional central heating radiator, open fireplace with tiled surround and feature mirror above, hearth and mantle piece, picture rail, cornice to ceiling and ceiling light point with ceiling rose.

## Downstairs WC

3'8" x 7'6" (1.14 x 2.31)

With single glazed opaque window overlooking the kitchen aspect, wall mounted sink with mixer tap over, low flush WC, tiling to flooring with under floor heating, and ceiling light point.

## Kitchen/Diner

28'6" x 19'5" (8.70 x 5.94)

From hallway single glazed door opens into kitchen/diner with ceiling spotlights, ceiling light point, single glazed window to the side aspect, log burner fire and traditional cupboard. Kitchen offering island with base units and work surface, Miele induction hob, one and a half bowl sink with instant hot water mixer tap over, built-in dishwasher, further base units to the side incorporating pantry, Siemens double cooker, fridge and freezer, double glazed window to the side aspect, bi-folding doors opening out to the rear garden and three Velux windows.

## Utility Area

7'7" x 5'8" (2.32 x 1.75)

With continued tiling to flooring with under floor heating, wall and base units, double Belfast one and a half bowl sink with mixer tap over, steps leading down to a further area with a double glazed window to the side aspect, Velux window and ceiling light point.

## Study

8'7" x 5'8" (2.64 x 1.75)

With a double glazed windows to the side aspect, ceiling light point and and continued under floor heating.

## Cellar

first part 8'3" x 5'11" second part 11'11" x 12'5" (first part 2.54 x 1.81 second part 3.65 x 3.79)

From hallway door opens into cellar in two parts with stairs leading down to cellar area with laminate to flooring, wall mounted light point, central heating radiator, wall mounted light point, built-in storage. continued laminate flooring and wall mounted 'Worcester' boiler.

## First Floor Accommodation

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

## Bedroom One

12'11" x 17'10" (3.94m x 5.46)

With ceiling light point, picture rail, traditional two central heating radiators, double glazed wooden framed windows to the front and rear aspect, feature fireplace with wooden surround and mantle piece, ceiling light point and door opening into:

## Dressing Room

6'5" x 5'10" (1.98 x 1.79)

Also being accessed from the hallway with wooden framed double glazed window to the front aspect, ceiling light point and central heating radiator and wooden fitted wardrobes.

## Bedroom Two

12'6" x 14'11" (3.82 x 4.56)

With picture rail, ceiling light point, exposed wooden floorboards, feature fireplace with wooden mantle piece and surround, double glazed bay window and traditional central heating radiator.

### Bedroom Three

6'7" x 9'1" (2.03 x 2.77)

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

### Utility/Laundry Room

3'10" x 7'8" (1.19 x 2.34)

With base units and space for washer/dryer, single glazed window overlooking the bathroom and ceiling light point.

### Bathroom

12'5" x 10'11" (min) x 16'10" (max) (3.81 x 3.33 (min) x 5.15 (max))

With wooden effect flooring, three piece bathroom suite comprising bath with stand alone feet, mixer tap and shower attachment over, sink on pedestal with mixer tap over, low flush WC, walk-in shower cubicle with tiling to flooring and shower attachment above, double glazed window to the rear aspect, extractor fan, traditional central heating radiator, ceiling light point and ceiling spotlights.

### Top Floor Accommodation

From first floor landing stairs gives rise to the top floor accommodation with Velux windows, ceiling light point and doors opening into:

### Bedroom Four

10'1" x 17'4" (restricted head height) (3.08 x 5.29 (restricted head height))

With traditional central heating radiator, three Velux roof lights, ceiling light point and door opening into:

### Loft Storage Space

4'5" (restricted head height) x 9'8" (1.35 (restricted head height) x 2.96)

With ceiling light point and Velux window.

### Bedroom Five

12'8" x 16'5" (restricted head height) (3.87 x 5.02 (restricted head height))

With five Velux windows to the front aspect, double glazed window to the rear aspect, double glazed window to the front aspect, traditional central heating radiator and ceiling light point,

### Shower Room

6'1" x 6'3" (1.87 x 1.91)

With lino to flooring, three piece bathroom suite comprising low flush WC, sink on pedestal with mixer tap over, walk-in shower cubicle with shower attachment over, Velux roof light, wall mounted extractor and ceiling spotlights.

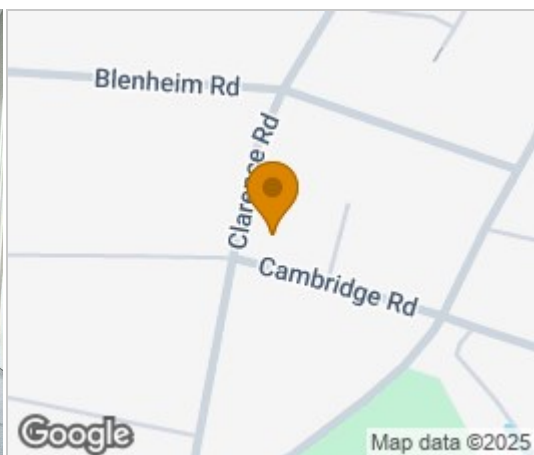
### Rear Garden

With a paved pathway leading to the rear garden via steps leading to artificial grass with further patio area to the rear and side with bedding plants and wooden fencing surround.

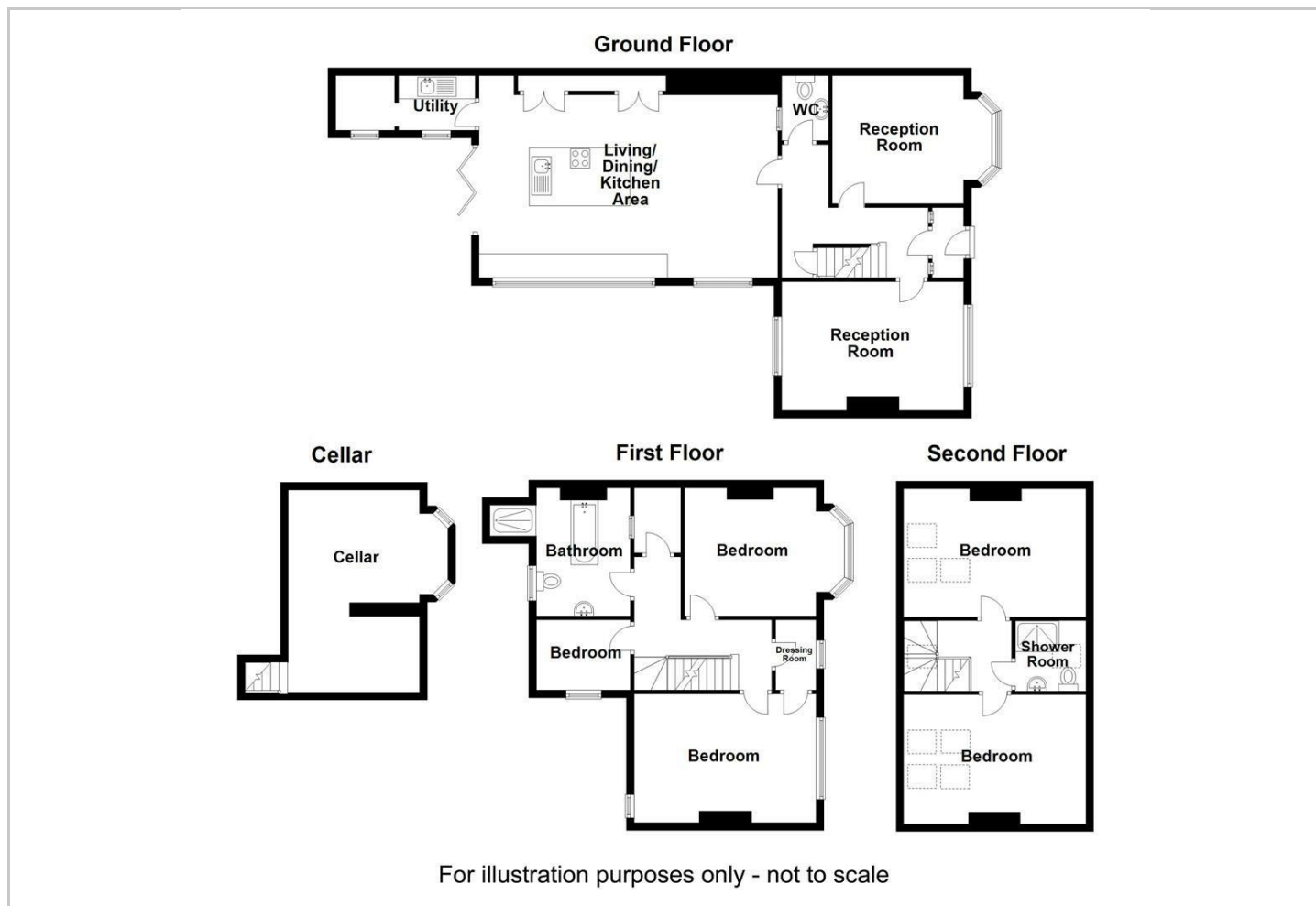
### Council Tax Band

According to the Direct Gov website the Council Tax Band for 63 Cambridge Road Moseley, Birmingham, West Midlands, B13 9UE is band E and the annual Council Tax amount is approximately £2,734.11, subject to confirmation from your legal representative.





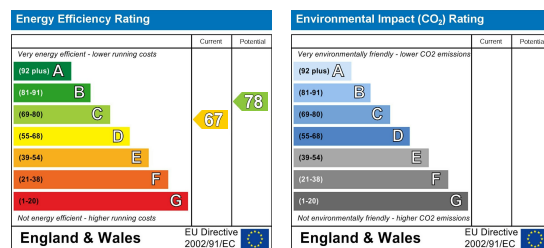
## Floor Plan



## 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.