



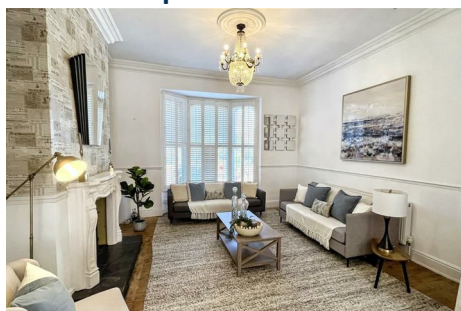
10 Alcester Road

Moseley, Birmingham, B13 8BE

Offers Over £560,000



GREAT OPPORTUNITY TO PURCHASE AN AMAZING FIVE BEDROOM FAMILY HOME IN PRIME LOCATION WITH NO UPWARD CHAIN A superb period home offering an exceptional amount of space, with a lovely blend of period features. It has wonderful high ceilings and detailing with a mix of contemporary additions. Ideally located to give access into Moseley village with all of its popular amenities but also the city centre via the nearby transport links and upcoming train station. The property itself offers the following accommodation: driveway providing off road parking, entrance vestibule, entrance hallway, open plan living and dining room with dual aspects views, guest WC, cellar, breakfast kitchen and a rear garden. To the first floor there are three bedrooms with the the first bedroom offering an excellent modern en-suite, family bathroom and a further staircase which gives rise to the top floor offering two further bedrooms. The property also benefits from no upward chain. EPC rating D. To arrange your viewing to fully appreciate the accommodation on offer please contact our Moseley office.



Approach

The property is approached via a paved front driveway with space for multiple cars and electric car charging point, leading to a wooden front entrance door opening into:

Inner Vestibule

With tiling to flooring, cornice to ceiling and further wooden door with single glazed window above opening into:

Hallway

With wooden laminate flooring, two central heating radiators, dado rail, stairs giving rise to the first floor accommodation, cornice to ceiling and door opening into:

Open Plan Living Room

13'0" x 32'10" (3.97 x 10.03)

Dining and Living Area

rear 13'0" x 16'2" front 14'4" x 15'1" (rear 3.97 x 4.93 front 4.38 x 4.61)

With exposed wooden floorboards, two central heating radiators, single glazed bay window to the front aspect with shutters, double glazed patio doors giving access to the rear garden, single glazed bay window to the front aspect, space for log burning fire with decorative wooden surround, mantle piece and tiled hearth, cornice to ceiling, dado rail, two ceiling light points, further open fireplace with tiled hearth, decorative surround and mantle piece.

Downstairs WC

3'10" x 3'6" (1.17 x 1.08)

With double-glazed opaque window to the side aspect, ceiling light point, tiling to flooring, tiling surround, low flush WC and wall-mounted sink with mixer tap over.

Kitchen

20'1" x 9'10" (6.14 x 3.02)

With continued wooden effect floor covering, two double

glazed windows to the side aspect, wall and base units with wooden effect work surfaces, one and a half bowl stainless steel sink and drainer with mixer tap over, space for cooker, hob and extractor, space for dishwasher, tiling to splash backs, two ceiling light points, central heating radiator and door opening into:

Utility

8'3" x 9'1" (2.54 x 2.77)

With continued wooden effect floor covering, wall and base units with marble-effect work surfaces, space for washing machine, dishwasher, further fridge freezer, stainless steel sink and drainer with mixer tap over, tiling to splash backs, double glazed window to the front aspect and double glazed patio doors with accompanying double glazed window to the rear garden.

Cellar

restricted head height 14'9" x 14'5" (restricted head height 4.51 x 4.41)

With ceiling light point.

First Floor Accommodation

From hallway stairs gives rise to the first floor landing with further stairs leading to the top floor accommodation, ceiling light point, cornice to ceiling, dado rail, central heating radiator, ceiling light point and doors opening into:

Bedroom One

14'5" x 13'3" (4.41 x 4.04)

With decorative cornice to ceiling, dado rail, ceiling light point, feature fireplace with surround and mantle piece, central heating radiator, under stairs storage, double glazed sash window to the front aspect with shutters and single glazed door opening into:

En-Suite

6'0" x 11'0" (1.83 x 3.37)

With a three piece white bathroom suite comprising walk-in shower cubicle, low flush WC, sink on pedestal with mixer tap over, central heating radiator, ceiling light point, tiling to splash backs, wall mounted extractor fan, cornice to ceiling and double glazed opaque sash window to the front aspect.

Bedroom Two

12'11" x 16'1" (3.96 x 4.92)

With cornice to ceiling, ceiling light point with ceiling rose, dado rail, double glazed window to the rear aspect and feature fireplace with tiled surround and hearth and wooden mantle piece.

Bedroom Three

13'10" x 9'11" (4.24 x 3.04)

With double glazed window to the rear aspect, central heating radiator, open fireplace with tiled surround and hearth and wooden mantle piece, ceiling light point and dado rail.

Re-Fitted Bathroom

10'2" x 6'6" (3.10 x 2)

With a three piece bathroom suite comprising low flush WC, sink on pedestal with two taps over, bath and mixer tap over with shower attachment above, central heating towel rail, tiling to flooring, ceiling light point, decorative tiling surround and double glazed opaque window to the side aspect.

Top Floor Accommodation

From first floor landing stairs gives rise to the top floor landing

with ceiling light point, exposed wooden floorboards, Velux windows and doors opening into:

Bedroom Four

13'6" x 8'5" storage cupboard 3'8" x 5'9" (4.14 x 2.58 storage cupboard 1.13 x 1.76)

With eaves storage, ceiling light point, central heating radiator, velux window and door opening into storage cupboard providing useful storage and ceiling light point.

Bedroom Five

13'6" x 9'0" (4.12 x 2.75)

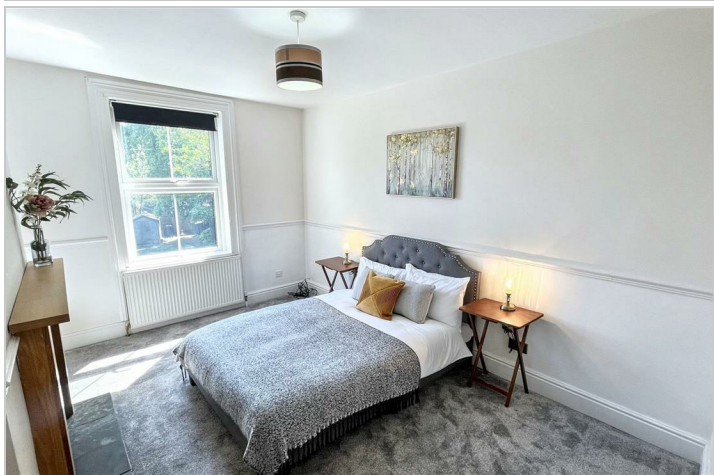
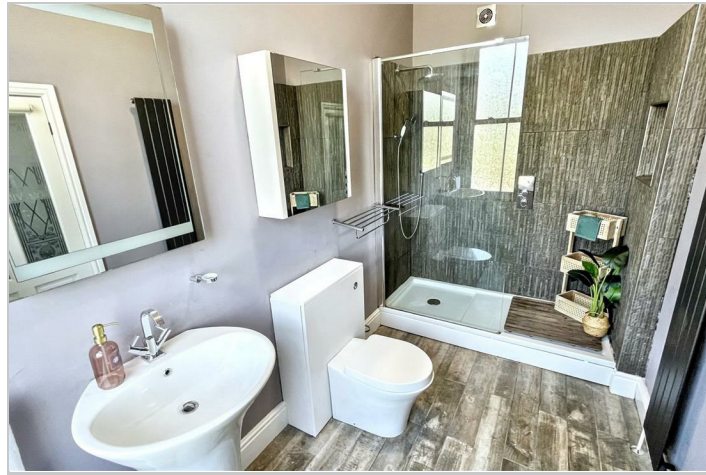
With storage into eaves, Velux window, central heating radiator and ceiling light point.

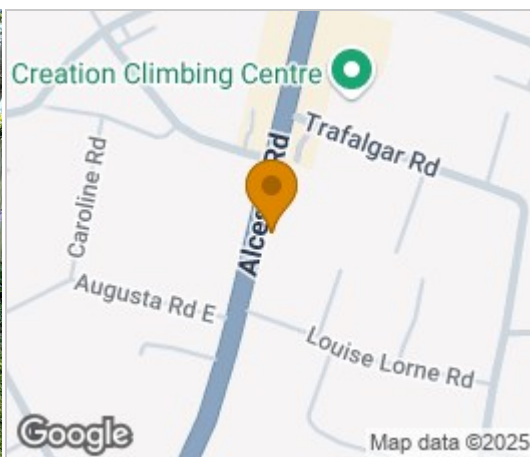
Rear Garden

With paved patio area leading to lawn turfed area and fencing to borders and surround.

Council Tax

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





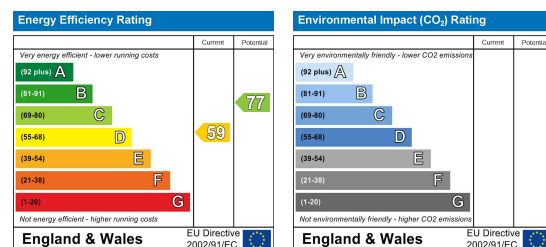
Floor Plan



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



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