



3 Prospect Road

Moseley, Birmingham, B13 9TB

Offers Over £625,000



LOVELY FIVE BEDROOM FAMILY HOME IN PRIME LOCATION! Amazing five bedroom mid-terrace family home, located in this highly desirable location on Prospect Road. Offering excellent access into Moseley Village and Kings Heath High Street with its vibrant cafes, bars, restaurants and shopping facilities, local schools including Moseley C of E primary school, transport links to the City Centre, and Moseley and Kings Heath Train Station, which is currently being developed to be opening soon. This period home offers an array of charm and character as well as being tastefully updated by the current owners and the accommodation briefly consists of; front fore parking, inner vestibule, hallway, two reception rooms, kitchen/diner, rear room prime for development and access to the rear garden. To the first floor there are three bedrooms and a family bathroom with a further staircase giving access to the second floor with two further bedrooms and an en-suite shower room. Energy Efficiency Rating: D. To arrange your viewing to fully appreciate this sizeable home please call our Moseley Office.



Approach

The property is approached via a paved driveway with decorative trees and shrubs to borders leading to a wooden front entry door opening into:

Inner Vestibule

With Minton flooring and further single glazed wooden door opening into:

Hallway

With tiling to flooring, decorative archway, dado rail, picture rail, ceiling light point, continued Minton flooring, stairs giving rise to the first floor landing, single glazed wooden door with accompanying sash window giving access to the rear garden, door opening into under stairs storage cupboard providing useful storage and doors opening into:

Reception Room One

16'0" x 12'9" (4.90 x 3.89)

With double glazed sash windows to the front aspect, decorative fireplace with tiled surround, hearth and mantle piece, in-built shelving, picture rail, decorative cornice to ceiling, ceiling light point with decorative ceiling rose and central heating radiator.

Reception Room Two

13'2" x 12'11" (4.02 x 3.95)

With wall light points, ceiling light point with decorative ceiling rose, fireplace, central heating radiator, double glazed doors giving access to the rear garden, picture rail, decorative cornice to ceiling and exposed wooden floorboards.

Kitchen/Diner

20'8" x 11'3" (6.30 x 3.44)

With tiled flooring, double glazed window to the side aspect, tiling to flooring, wall and base units, marble effect work surfaces, integrated Limona gas hob with extractor over, built-in 'Limona' cooker and grill, space for dishwasher, washing machine and fridge freezer, stainless steel one and a half bowl sink and drainer with mixer tap over, wall mounted 'Worcester' boiler, further double glazed window to the side aspect, ceiling spotlights and double glazed patio doors leading into:

Room In Need of Modernising

9'8" x 8'2" (2.96 x 2.51)

Via double doors from the kitchen with ceiling light point, single glazed window to the side aspect and door giving access to the rear garden.

First Floor Accommodation

From hallway stairs gives rise to the first floor landing with single glazed sash window to the side aspect, ceiling light points, stairs giving rise to the second floor accommodation, central heating radiator, door opening into storage cupboard providing useful storage and doors opening into:

Bedroom One

17'1" x 13'4" (5.22 x 4.07)

With ceiling light point, central heating radiator, three double glazed sash windows to the front aspect, picture rail, wooden flooring and original fireplace with hearth.

Bedroom Two

13'0" x 10'9" (3.97 x 3.30)

With ceiling light point, central heating radiator, single sash glazed window to the rear aspect, picture rail and fireplace with mantle piece.

Bedroom Three

9'5" x 11'9" (2.89 x 3.60)

With ceiling light point, central heating radiator, single glazed sash window to the rear garden and feature original fireplace.

Bathroom

8'0" x 6'2" (2.46 x 1.88)

With lino to flooring, central heating radiator, sink on pedestal with two taps over, low flush WC, bath with two taps over and Triton shower over, tiling surround, single glazed opaque window to the side aspect, wall mounted extractor fan and ceiling light point.

Top Floor Accommodation

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

Bedroom Four

8'9" with restricted head height x 10'8" (2.67 with restricted head height x 3.27)

With eaves storage, Velux window and wall mounted light point.

Bedroom Five

11'8" x 13'1" (3.56 x 4.01)

With double glazed window to the front aspect, two ceiling light points, central heating radiator and further door opening into:

En-Suite Shower Room

3'11" x 7'10" (1.20 x 2.40)

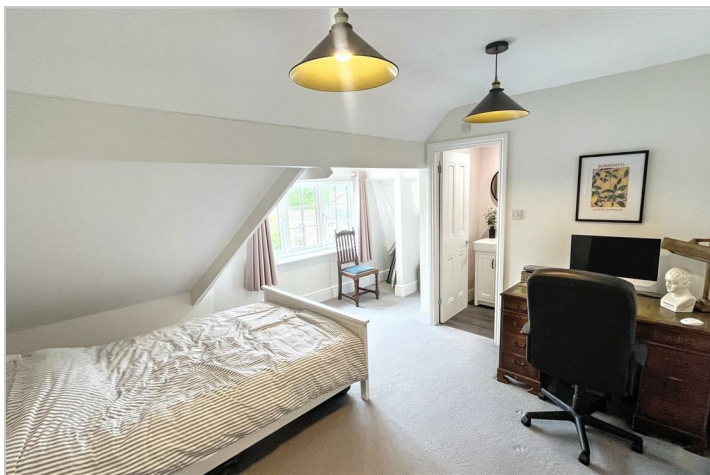
With wooden laminate to flooring, three piece bathroom suite comprising shower cubicle with wall mounted shower and rainfall shower attachment, low flush WC, sink in vanity unit with mixer tap over, tiling to splash backs, wall mounted towel rail, ceiling light point and ceiling extractor fan.

Rear Garden

With paved patio area leading to lawned garden with fencing to borders and shrubs surround.

Council Tax Band

According to the Direct Gov website the Council Tax Band for 3 Prospect Road, Moseley, Birmingham, B13 9TB 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.

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.

Energy Efficiency Graph

