



42 Woodstock Road

Moseley, Birmingham, B13 9BE

Offers Over £525,000



Amazing semi-detached four bedroom family home, ideally located, being just a short stroll into Moseley Village with all its well renowned independent shops, restaurants, parks and transport links including the upcoming Moseley train station. Offering an abundance of charm and character, stunning period detailing, exceptional space and style throughout. This property on Woodstock Road is a wonderful family residence which comprises of the following accommodation; fore garden and driveway, entrance vestibule, entrance hall with Minton flooring, two reception rooms, kitchen/diner, downstairs WC/Utility, cellar and a well-maintained rear garden. To the first floor there are two bedrooms and a family bathroom with bedroom one benefitting from a dressing room and en-suite shower room. To the second floor there are two further bedrooms. The property also benefits from no upward chain. Energy Performance Rating E. To fully appreciate this accommodation on offer please contact our Moseley office.



Approach

This well presented, period four bedroomed semi detached property is approached via block brick driveway providing off road parking for multiple vehicles fore garden with sculptured decorative flowerbeds with a selection of mature trees, plants and shrubs, dwarf walling and hedgerow to boundaries. Leading to pitched canopy storm porch with out side light point and original frosted glazed entry door opening into:

Entrance Lobby

With ceiling light point, wall mounted fuse box, 'Minton' style flooring and glazed interior door opening into:

Hallway

With continued Minton style floor covering, open staircase with decorative balustrade rising to the first floor accommodation, ceiling light point, cornice to ceiling and stripped pine interiors doors complete with brass furnishings opening into:

Reception Room One

16'11" x 11'11" (5.18 x 3.64)

With original double glazed inset stained glass leaded light windows giving views of the front aspects, ceiling light point with decorative ceiling rose, central heating radiator, cornice to ceiling and exposed wooden floorboards.

Reception Room Two

16'6" x 11'10" (5.04 x 3.62)

With decorative cornice to ceiling, complimentary ceiling rose, log burner with tiled hearth, decorative picture rail, with bi-folding doors providing access to the rear garden, ceiling light point, central heating radiator and door opening into the lobby.

Kitchen

13'11" x 8'4" (4.26 x 2.55)

With a selection of wall and base units, roll-edge work surfaces, integrated stainless steel sink and drainer with hot

and cold mixer tap over, tiling to splash back areas, 'AEG' built-in oven, four-ring burner gas hob and 'Neff' chimney style stainless steel extractor, space facility for a dish-washer, recessed spotlights to ceiling, central heating radiator, red quarry tile floor covering, frosted double-glazed window to the front aspect, ceiling light point. From the kitchen an open walk-way into:

Rear Lobby

3'5" x 7'2" (1.05 x 2.19)

With exterior door with glass insets giving access to the rear garden, double glazed window to the side aspects, ceiling light point, original style quarry flooring and door opening into:

Utility/WC

6'10" x 4'8" (2.10 x 1.43)

With push button low flush WC, wash hand basin on pedestal, frosted double glazed window to the rear aspects, tiling to splash backs, space and facility for tumble dryer, space and facility for washing machine, wall mounted 'Worcester' boiler unit and ceiling light point.

Cellar

14'1" x 12'0" with restricted head height (4.30 x 3.67 with restricted head height)

Accessed via a stripped pine interior door with stairs descending down into the cellar: With cellar area providing useful storage space and a ceiling light point.

Split- Level First Floor Landing

from the entrance hallway open staircase from the entrance hallway with decorative balustrade rising to the first floor landing with a glazed stripped pine interior door opening into bathroom with further steps rising up to the second tier of split-level landing with a ceiling light point, central heating radiator, further open staircase with decorative balustrade rising to the second floor accommodation, interior doors opening into bedrooms one and two and an open feature arch walk-way with steps leading down to bedroom three.

Bathroom

7'9" x 6'7" (2.37 x 2.02)

With tiling to flooring, wall mounted heated chrome towel rail, tiling surround, bath with mixer tap over with shower over and rainfall attachment, low flush WC, sink in vanity unit with mixer tap over, tiling to splash backs, frosted double glazed window to the front aspect, ceiling spotlights and ceiling extractor fan.

Bedroom One

12'0" x 11'9" (3.67 x 3.59)

With exposed wooden floorboards, central heating radiator, original fireplace, picture rail, ceiling light point, glazed window to the rear aspect and steps leads down into:

Dressing Room

8'3" x 6'10" (2.54 x 2.10)

With ceiling light point, glazed window to the rear aspect, central heating radiator and further door opening into:

En-Suite Shower Room

7'11" x 4'9" (2.43 x 1.47)

With tiled flooring, walk-in shower cubicle with shower over and rainfall attachment over, low flush WC, wall mounted sink with mixer tap over, ceiling spotlights, ceiling extractor, wall mounted heated chrome towel heated towel rail and double glazed window to the side aspect.

Bedroom Two

12'0" x 14'6" (3.66 x 4.43)

With coving to ceiling, two ceiling light points, central heating radiator, double glazed window to the front aspect,

Second Floor Accommodation

With vaulted ceiling, single glazed roof light, ceiling light point and interior doors giving access into:

Bedroom Three

11'2" x 12'0" (3.41 x 3.67)

With double glazed window to the side aspects, central heating radiator, exposed wooden flooring, feature exposed beam and ceiling light point.

Bedroom Four

11'11" x 10'2" (3.64 x 3.10)

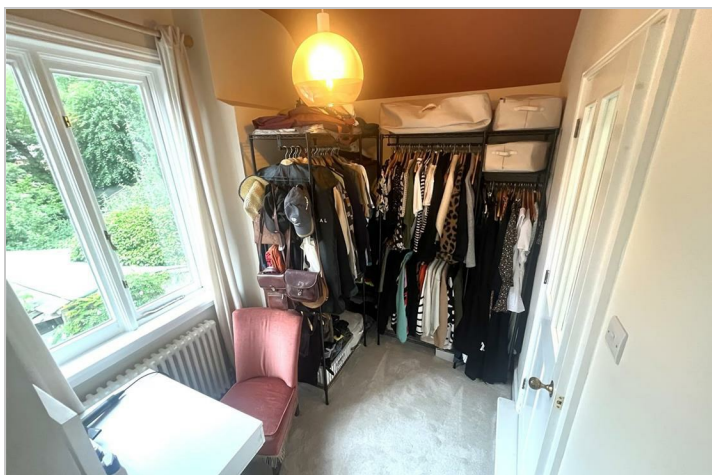
With double glazed wooden frame window to the rear aspects, central heating radiator, ceiling light point and door giving access to storage area to eaves.

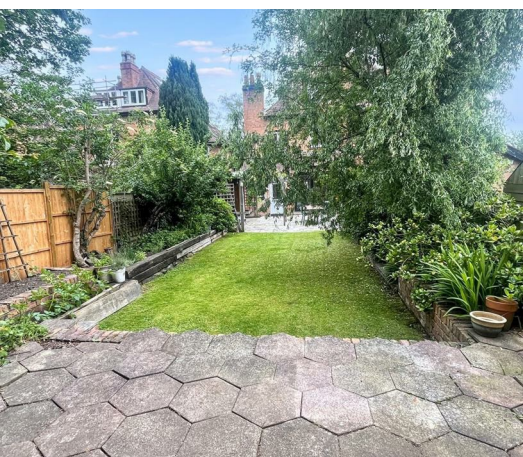
Rear Garden

With block paved patio area leading to mature lawned area with decorative flowerbeds with varied selection of mature, trees plants and shrubs. The rear garden has panelled fencing to boundaries and side access way leading to the front of the property.

Council Tax Band

According to the Direct Gov website the Council Tax Band for 42 Woodstock Road Moseley, Birmingham, B13 9BE is band C and the annual Council Tax amount is approximately £1,988.44, subject to confirmation from your legal representative.





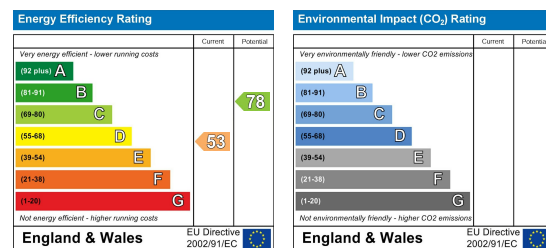
Floor Plan



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



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.