



12 King Edward Road

Moseley, Birmingham, B13 8HR

Offers In The Region Of £355,000



WONDERFUL TERRACED HOME IN THE HEART OF MOSELEY WITH NO UPWARD CHAIN

We are pleased to present this three bedroom mid-terrace home! Being ideally located in the heart of Moseley, with local amenities such as cafes and restaurants as well as grocers and pharmacies for everyday living, you also have the added benefit of being a short distance to Moseley Private Park and Pool, in addition to amazing transport routes through the city! The property itself comprises of shallow fore garden, inner vestibule, hallway with original Minton tiles, the ground floor accommodation comprises of two reception rooms with original features throughout, as well as an air kitchen with access to the sun trapped rear garden with outhouse for storage. The first floor comprises of two double bedrooms, a spacious bathroom and a shower room separate. The top floor accommodation provides the third bedroom with plentiful natural sunlight and generous eaves storage. The property has gas central heating and all internal doors are fire doors. Energy efficiency rating is E. To truly appreciate this lovely home, please call out Moseley office today!



Approach

The property is approached via a shallow fore garden with shrubs to borders and steps leads to a front entry door opening into:

Inner Vestibule

With cornice to ceiling, Minton tiled flooring and wooden door opening into:

Hallway

With Minton tiled flooring, ceiling light point, gas central heating radiator, cornice to ceiling, decorative archway and doors opening into:

Reception Room One

14'11" into bay x 9'2" (4.56 into bay x 2.80)

With ceiling light point, cornice to ceiling, original exposed floorboards, decorative fireplace with hearth and wooden surround, central heating radiator, built-in shelving and cupboards to alcoves, timber framed bay window to the front aspect,

Open Plan Living/Kitchen

27'6" x 7'4" x 12'6" (8.39 x 2.26 x 3.82)

Living Area

12'6" x 11'8" (3.82 x 3.58)

Living area with original stained floorboards, ceiling light point, two wall mounted light points, central heating radiator, under stairs storage, decorative fireplace, original timber framed doors giving views and access to the rear garden and open walkway into:

Kitchen Area

7'4" x 15'10" (2.26 x 4.83)

With tiled flooring, ceiling light point, wall mounted radiator, space for fridge freezer, space for washing machine, wall and base units with wooden effect work surfaces over, space for five ring burner hob with

extractor fan over, two timber wooden framed windows (on being sash) to the side aspect, timber framed door with opaque glass giving access to the rear garden, wall mounted Worcester combi boiler, tiling to walls and splash backs,

First Floor Accommodation

From hallway stairs gives rise to the first floor landing with ceiling light point, stairs gives rise to the loft room and doors opening into:

Bedroom One

11'6" to chimney breast x 10'5" (3.51 to chimney breast x 3.18)

With ceiling light point, wall mounted light point, two wooden framed windows to the front aspect, central heating radiator and decorative cast iron fireplace.

Bedroom Two

8'8" x 11'8" (2.65 x 3.57)

With original timber sash window to the rear aspect, ceiling light point, central heating radiator, built-in wardrobe to alcove, shelving to alcove and decorative cast iron fireplace.

Shower Room

4'5" x 5'7" (1.37 x 1.72)

With ceiling spotlights, extractor fan, opaque timber framed window to the side aspect, low flush WC, wall mounted sink with mixer tap, shower cubicle with mains powered shower over, tiled wood effect flooring and tiled walls,.

Bathroom

7'5" x 9'1" (2.28 x 2.77)

With opaque wooden framed sash window to the rear aspect, low flush push button WC, free standing bath with hot and cold taps, sink on pedestal with two taps over, door opening into airing cupboard, tiling to splash

backs, central heating radiator, extractor fan and exposed wooden floorboards.

Loft Room

12'5" x 18'0" (3.80 x 5.51)

With original flooring, skylight, ceiling light point, three wall mounted light points and central heating radiator.

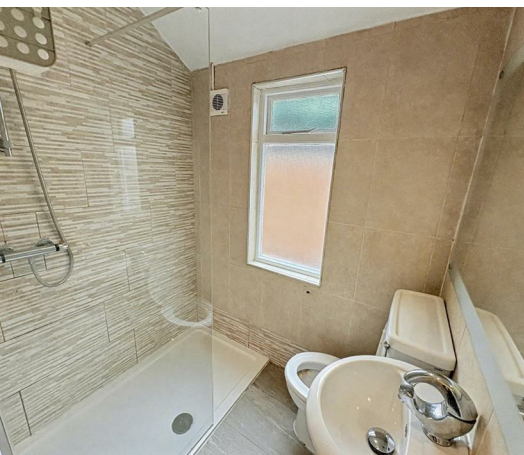
Rear Garden

With a patio area leading to outhouse leading to astro-turf and a further patio area for seating.

Council Tax

According to the Direct Gov website the Council Tax Band for 12 King Edward Road, Moseley, Birmingham, B13 8HR is band C and the annual Council Tax amount is approximately £1,988.44, subject to confirmation from your legal representative.





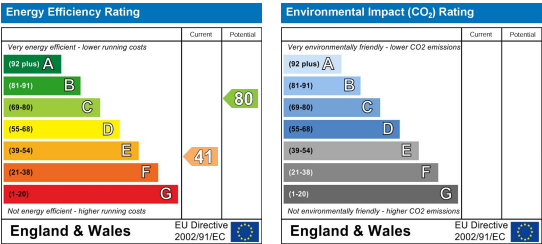
Floor Plan



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.