



## 26 Forest Road

Moseley, Birmingham, B13 9DH

Offers Over £725,000





**\*\*LOVELY SEMI-DETACHED FIVE BEDROOM FAMILY HOME IN PRIME MOSELEY LOCATION AND NO UPWARD CHAIN!\*\*** Lovely semi-detached five bedroom family home. The property is ideally located, being just a short stroll into Moseley Village with all of the highly regarded amenities including shops, coffee shops, restaurants and bars and not to mention the local transport links into the City Centre, including Moseley Train Station, which is due to open soon! This family home offers an abundance of original features and the accommodation briefly comprises; front driveway with EV charging point, inner vestibule, entrance hall with minton flooring, two reception rooms, downstairs WC, kitchen/diner with access to a landscaped rear garden. To the first floor there are three bedrooms and a family bathroom with bedroom one benefiting from an en-suite shower room and further stairs giving rise to the second floor with two further bedrooms and a shower room. Energy Efficiency Rating D. To fully appreciate this accommodation on offer please contact our Moseley office.



### Approach

The property is approached via a paved driveway providing parking for multiple cars with decorative mature trees and shrubs to borders leading to a wooden front entrance door opening into:

### Inner Vestibule

With Minton flooring, original style window above the door and further original stained glass door with accompanying windows surround opens into:

### Hallway

pantry 3'2" x 5'11" (pantry 0.97 x 1.81)

With continued Minton flooring, dado rail, picture rail, decorative coving to ceiling, ceiling light point with decorative ceiling rose, stairs giving rise to the first floor accommodation, central heating radiator, door opening into pantry providing useful storage and single glazed window to the side aspect, tiling to floor, tiled walls, base unit and ceiling light point, double glazed UPVC door to the side aspect, and further doors opening into:

### Reception Room One

13'7" x 15'8" into bay (4.15 x 4.78 into bay)

With double glazed original style bay windows with single glazed inset above to the front aspect, fireplace with tiled hearth, surround and mantle piece, picture rail, decorative coving to ceiling, ceiling light point with decorative ceiling rose, central heating radiator and door opening into:

### Reception Room Two

10'11" x 12'2" (3.33 x 3.73)

With ceiling light point, lino to flooring, central heating radiator and double glazed window to the side aspect.

### Downstairs WC

5'7" x 2'11" (1.71 x 0.91)

From hallway doors opens into WC with low flush WC, sink on pedestal with mixer tap over, tiling to flooring, electric heated panel, double glazed opaque window to the side aspect and ceiling light point.

### Open Plan Kitchen/Diner

total 22'2" x 20'3" (total 6.76 x 6.19)

### Kitchen Area

18'11" x 5'10" (5.79 x 1.80)

With a selection of wall and base units with solid wood work surfaces over, island with in-built electric hob and extractor over, 'Indesit' single ovens, one and a half bowl stainless steel sink and drainer with mixer tap over, built-in dishwasher and fridges, space for washer/dryer, tiling to flooring, ceiling spotlights, double glazed window to the side and rear aspects and opens into:

### Dining Area

12'3" x 22'2" (3.75 x 6.76)

With continued tiling to flooring, ceiling light point, decorative ceiling rose, decorative cornice to ceiling, two central heating radiators and double glazed patio doors with accompanying windows giving views and access to the rear garden.

### First Floor Accommodation

From hallway stairs gives rise to the first floor landing with stairs giving rise to the second floor, central heating radiator, ceiling light point with decorative ceiling rose, door opening into storage cupboard housing the water tank and Worcester combination boiler, door opening into under stairs storage cupboard providing useful storage and further doors opening into:

### Bedroom One

15'5" into bay x 10'1" (4.72 into bay x 3.09)

With built-in wardrobes providing useful storage space, glazed bay window to the front aspect with secondary glazing, ceiling light point and central heating radiator.

### En-Suite Shower Room

8'5" x 6'1" (2.59 x 1.87)

With laminate to flooring, three piece white bathroom suite comprising low flush WC, sink in vanity unit with mixer tap over, shower cubicle with mains powered shower over and

rainfall attachment, single glazed sash window to the front aspect with secondary glazing, central heated towel rail, tiling surround and ceiling light point.

### Bedroom Two

15'0" x 12'3" (4.59 x 3.74)

With decorative coving to ceiling, double glazed window to the rear aspect, central heating radiator, ceiling light point, coving to ceiling, feature fireplace with surround and wooden door opening into:

### Bathroom

5'8" x 10'5" (1.74 x 3.18)

With lino to flooring, tiling surround, double glazed window to the side aspect, low flush WC, sink on pedestal with two taps over, panel bath with two taps over and shower attachment above, two ceiling light point and central heating radiator.

### Bedroom Three

10'11" x 12'4" (3.34 x 3.76)

With decorative coving to ceiling, ceiling light point, double glazed window to the rear aspect and central heating radiator.

### Top Floor Accommodation

From the first floor landing stairs gives rise to the top floor landing with ceiling light point, two Velux windows, door opening into storage cupboard providing useful storage and doors opening into:

### Bedroom Four

12'9" x 15'8" max (3.89 x 4.78 max )

With single glazed sash bay window to the front aspect, central heating radiator, loft access point (not inspected) and ceiling light point.

### Bedroom Five

10'11" x 12'4" (3.34 x 3.77)

With double glazed rear aspect, ceiling light point and central heating radiator.

### Shower Room

5'7" x 8'9" (1.72 x 2.69)

With double glazed sash window to the front aspect, central heating towel rail, ceiling light point tiling to surround, walk-in shower cubicle with shower attachment above, low flush WC and sink in vanity unit with mixer tap over.

### Cellar

part one 4'0" x 8'0" part two 13'3" x 12'6" (part one 1.24 x 2.45 part two 4.05 x 3.83)

From hallway stairs leads down to this two part cellar with double glazed opaque window to the front aspect and wall mounted light points.

### Rear Garden

With a paved patio area with steps leading to lawn turfed garden with decorative flowerbed sleepers with decorative shrubs and trees to borders and fencing surround.

### Council Tax Band

According to the Direct Gov website the Council Tax Band for 26 Forest Road, Moseley, Birmingham, B13 9DH is band E and the annual Council Tax amount is approximately £2,734.11, subject to confirmation from your legal representative.







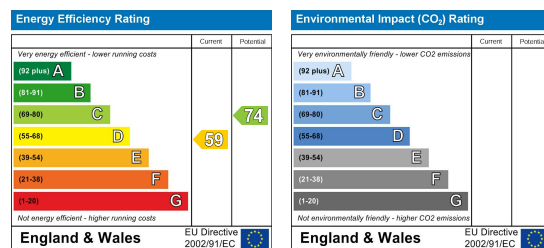
## Floor Plan



## 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.