



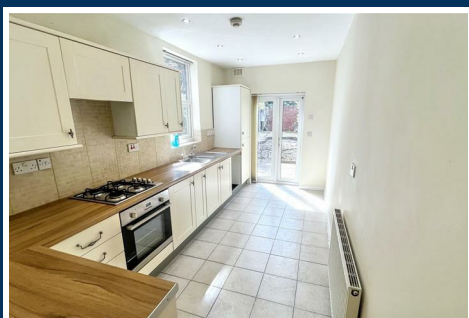
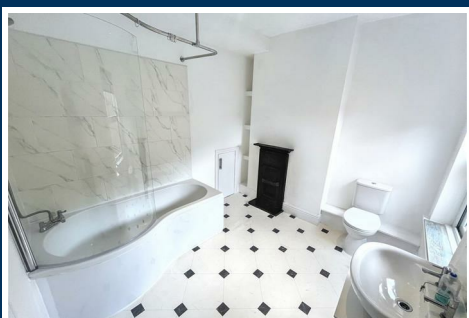
## 26 King Edward Road

Moseley, Birmingham, B13 8HR

Offers Over £380,000



**\*LOVELY THREE BEDROOM MID-TERRACE HOME, WITH NO CHAIN!!\*** Three bedroom mid-terrace home in the heart of Moseley Village with no upward chain, offering easy access to all local amenities including coffee shops, cafes, bars, restaurants and shopping facilities and great transport links into the City Centre, Edgbaston Cricket Ground, Cannon Hill Park and the Mac as well as Moseley's Private Park and Pool and upcoming train station. The property benefits from an array of original features and central heating and double glazing. The property briefly comprises; shallow fore garden, inner vestibule with Minton flooring, front reception room, rear reception room, kitchen with access to a landscaped rear garden. To the first floor there are two bedrooms and a bathroom with a further stairway to bedroom three benefitting from an en-suite shower room. The property also benefits from west facing garden, overlooking the church grounds, residents permit parking on the road. Energy Efficiency Rating TBC. To arrange your viewing please contact our Moseley office.



### Approach

The property is approached via a shallow fore garden leading to a wooden front entry door opening into:

### Inner Vestibule

With Minton flooring, decorative coving to ceiling and single glazed opaque wooden door opening into:

### Hallway

With central heating radiator, ceiling light point, decorative coving to ceiling, Minton flooring, stairs giving rise to the first floor accommodation and doors opening into:

### Reception Room One

9'6" x 15'3" into bay (2.92 x 4.66 into bay)

With double glazed bay window to the front aspect, picture rail, decorative coving to ceiling, ceiling light point, feature fireplace with tiled hearth, exposed wooden floorboards, wall mounted light points and central heating radiator;

### Reception Room Two

12'11" x 11'8" (3.96 x 3.58)

With exposed wooden floorboards, central heating radiator, ceiling light point, double glazed patio doors giving access to the rear garden, picture rail, feature fireplace with tiled hearth, wall mounted light points and door opening into under stairs storage cupboard providing useful storage, ceiling light point and lino to flooring.

### Kitchen

15'7" x 7'4" (4.76 x 2.26)

With tiled flooring, central heating radiator, ceiling spotlights, double glazed window to the side aspect and double glazed patio doors giving access to the

rear garden. A selection of matching wall and base units with work surfaces incorporating one and a half bowl stainless steel sink and drainer with hot and cold mixer tap, integral cooker, gas hob and extractor over, wall mounted 'Ideal' combination boiler, space for washing machine and built-in fridge and freezer.

### First Floor Accommodation

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

### Bedroom One

13'0" x 12'7" (3.98 x 3.84)

With ceiling light point, double glazed bay window to the front aspect, central heating radiator, door opening into storage cupboard providing useful storage and original fireplace with tiled hearth.

### Bedroom Two

7'5" x 15'4" (2.27 x 4.68)

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

### Bathroom

10'1" x 8'7" (3.08 x 2.64)

With lino to flooring, three piece white bath room suite comprising sink on pedestal with mixer tap over, low flush WC, panel bath with mixer tap over with shower attachment above, original fireplace, double glazed opaque window to the rear aspect, under stairs storage, central heating radiator and ceiling spotlights and ceiling extractor fan.

### Bedroom Three

12'9" x 20'6" max with restricted head height (3.89 x 6.26 max with restricted head height)

With two Velux windows, central heating radiator, two ceiling light points and door opening into:

### En-Suite Shower Room

7'9" x 7'1" (2.37 x 2.16)

With a sink in vanity unit with mixer tap over, low flush WC, shower cubicle with shower attachment above, tiling surround, lino to flooring, central heating radiator, Velux window and wall mounted light point.

### Rear Garden

With a rear patio area leading to decorative shrubs to borders, rear shed, fencing surround and further trees and shrubs to borders.

### Council Tax Band

According to the Direct Gov website the Council Tax Band for 26 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.





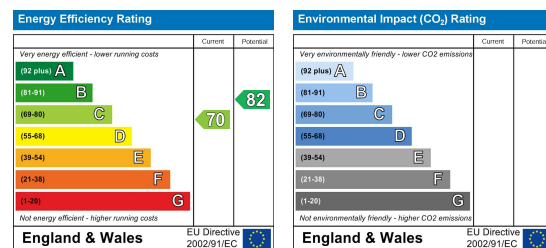
## Floor Plan



## 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.