



## 142 Salisbury Road

Moseley, Birmingham, B13 8JZ

Offers Over £750,000



Nestled on the charming Salisbury Road in the desirable Moseley area of Birmingham, this splendid house, built in 1907, offers a perfect blend of period character and modern living. With five generously sized bedrooms, this property is ideal for families or those seeking ample space for guests or a home office.

Moseley is renowned for its vibrant community and picturesque surroundings, making it a sought-after location for those who appreciate a lively yet tranquil atmosphere. The area is well-served by local amenities, including shops, cafes, and parks, all within easy reach. We are also placed in very good school catchment zones and green spaces, making it the perfect location for families and the benefit of the upcoming Moseley Train Station.

The house provides ample drive way space, a lovely porch which leads up to this spectacular home with an inviting hallway, two inviting reception rooms, providing versatile spaces to cater for all your needs, a spacious Kitchen Diner, downstairs toilet, garage and first floor accommodation on a split level with four good sized bedrooms, with the addition of one providing an en-suite and the second, a walk-in wardrobe. You also have the added benefit of a family bathroom with his and hers sink, freestanding tub and walk-in shower, along with separate storage cupboard and loft access. The garden to this home offers patio area for seating and ample lawn space.

This property presents a wonderful opportunity to own a piece of history while enjoying the comforts of contemporary living. With its spacious layout and prime location, it is a must-see for anyone looking to settle in this charming part of Birmingham.



#### Approach

The property is approached via a front driveway providing off road parking with brick all to the front and shrubs and plants to border leading to a front entry door opening into:

#### Enclosed Entrance Porch

With a wall light point and door opening into:

#### Impressive Entrance Hallway

18'0" x 10'7" (5.49m x 3.23m)

This spacious hallway with wooden flooring, coving to ceiling, central heating radiator, storage cupboard housing the meters, stained glazed single glazed window overlooking the porch, doors opening into two further storage cupboards and further door opening into:

#### Front Reception Room

16'4" x 15'1" (5m x 4.6m)

With continued wood flooring, ceiling light point, double glazed bay window to the front aspect, feature gas fireplace with marble surround, central heating radiator and coving to ceiling.

#### Rear Reception Room

17'1" x 12'4" (5.23m x 3.78m)

With wooden flooring, ceiling light point, coving to ceiling, central heating radiator, feature gas fireplace with marble surround, double glazed bay window

with accompanying French door giving views and access to the rear,

#### Ground Floor WC

With a Victorian style WC, Victorian style central heating radiator, wall mounted wash hand basin with hot and cold taps and ceiling light point.

#### Kitchen

19'8" x 10'9" (6.0m x 3.28m)

With two ceiling light points, central heating radiator, timber original framed window to the side aspect, wooden stable door giving access to the side, double glazed window overlooking the rear garden, a selection of matching wall and base units with marble effect work surfaces over incorporating seven ring burner hob with double oven below and extractor over, integrated washing machine and dishwasher, space for fridge freezer, two storage cupboards with one housing the water tank and boiler, ceiling light point and tiled flooring.

#### First Floor Accommodation

With stairs giving rise to the split level landing and wooded doors opening into:

#### Bedroom One

16'4" x 15'5" (5m x 4.7m)

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

## En-Suite Shower Room

7'10" x 5'10" (2.4m x 1.8m)

With marble effect tiling to flooring, wash hand basin with hot and cold taps, walk-in shower with mains powered shower over, tiling to walls, Victorian style WC, Victorian style central heating radiator and ceiling spotlights.

## Landing Area

From the first floor landing stairs gives rise to the first floor landing area with two ceiling light points, central heating radiator, storage cupboard and further doors opening into:

## Bedroom Four

10'9" x 8'6" (3.28m x 2.6m)

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

## Bedroom Three

13'9" x 13'1" (4.2m x 4.0m)

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

## Bathroom

9'3" x 7'6" (2.82m x 2.3m)

With tiled flooring, ceiling spotlights, freestanding bath with Victorian style mixer tap with shower attachment, walk-in shower with mains powered shower over, Victorian style WC and two Victorian style wash hand basins with mixer taps.

## Bedroom Two

15'5" x 13'1" (4.7m x 4.0m)

With two ceiling light points, central heating radiator and double glazed window to the front aspect and open walkway into nursery/dressing room.

## Dressing Room/ Walk-in Wardrobe / Potential Nurser

15'8" x 8'6" (4.8m x 2.6m)

With ceiling spotlight, central heating radiator and double glazed window to the front aspect.

## Rear Garden

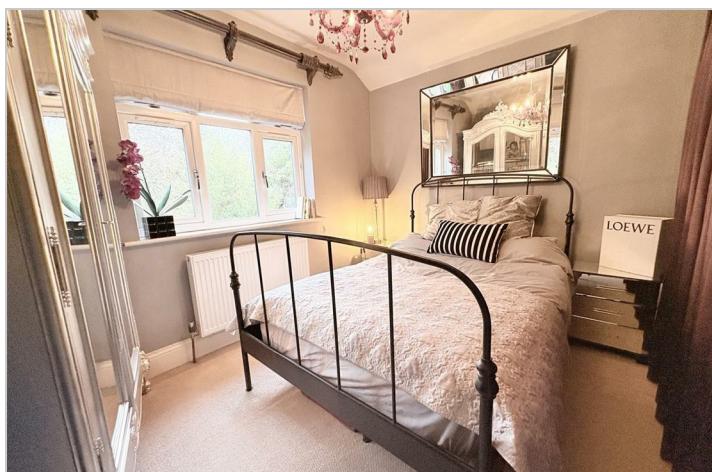
With an initial patio/decking area leading to lawn area with shrubs to borders, garden pond and a selection of mature shrubs and plants leading to steps up to the rear with access to the rear garage.

## Garage

Providing useful storage.

## Council Tax Band

According to the Direct Gov website the Council Tax Band for 142 Salisbury Road, Moseley, Birmingham, West Midlands, B13 8JZ is band F and the annual Council Tax amount is approximately £3,231.22, subject to confirmation from your legal representative.





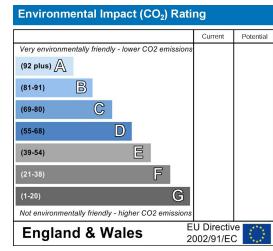
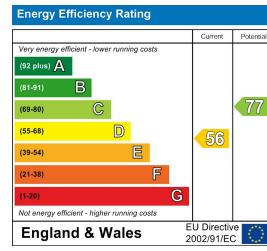
## Floor Plan



## Viewing

Please contact our Moseley Office on 0121 442 4040 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



## SALES PARTICULARS – GENERAL INFORMATION

These particulars do not form part of any offer or contract and are provided for guidance only. They have been prepared in good faith; however, no guarantee or warranty is given as to their accuracy and they may be subject to errors, omissions or changes. All measurements are approximate and for illustrative purposes only.

The property is sold subject to any rights of way, public footpaths, easements, wayleaves, covenants, restrictions, and any other matters that may affect the legal title. The Agent has not tested or verified the condition, availability or operation of any services, systems or appliances, nor has the Agent verified the structural condition of the property, ownership, tenure, planning permissions, building regulations compliance or alterations.

Photographs, floorplans and virtual tours are provided for guidance only and may not represent the current condition or layout of the property. Fixtures, fittings and contents are subject to agreement and confirmation by the vendor's solicitor. Council Tax banding and EPC information are supplied for guidance only and should be independently verified.

All prospective purchasers are strongly advised to obtain independent professional advice and to satisfy themselves as to the accuracy and completeness of all information prior to making any offer to purchase.

### 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.

27-29 St Marys Row, Moseley, Birmingham, West Midlands, B13 8HW

Tel: 0121 442 4040 Email: sales@ricechamberlains.co.uk ricechamberlains.co.uk