

RESIDENTIAL SALES, LETTINGS, & PROPERTY MANAGEMENT



42 GROVE AVENUE
MOSELEY
BIRMINGHAM
B13 9RY

GUIDE PRICE £950,000

An impressive, double fronted Victorian period detached house having lots of charm with many original features, and well proportioned rooms. Situated in a highly regarded road and nicely positioned for access to Moseley Village and Kings Heath High Street. The property briefly comprises: an open porch, an impressive hall, living room, lounge with doors opening to the back garden, kitchen, dining room with roof windows within the gable roof, pantry, cloakroom, downstairs WC / utility, and a cellar; on the first floor there are three double bedrooms, bedroom two has a 'jack & jill' style en-suite shower room and there is a bathroom and a separate WC; the second floor is a self contained area having two double bedrooms, a kitchen and a shower room. The house has some double glazed windows and gas fired central heating. There is a garden, driveway parking, and access to the back garden at the front; the large westerly facing back garden is full of mature trees and shrubs. Viewing is highly recommended to fully appreciate this excellent family home.



33 HIGH STREET KINGS HEATH BIRMINGHAM B14 7BB

0121 443 4343 • property@glovers.uk.com • www.glovers.uk.com

FRONT

VESTIBULE

Ceiling light point, ceiling coving, 'Minton' tiled floor and an original style wooden and stained glass door with stained glass top light and side panels to the hall.

HALL

An original style stain glass window with secondary glazing to the front elevation, ceiling light point, ceiling cornice, picture rail, carpeted stairs with wooden handrail, newel posts, balustrade and original style panelling to the first floor landing, double panel radiator, an inset original style cast iron fireplace with tiled back, an original style Minton tiled floor and doors to the living room, lounge, cloak room, inner lobby and a door to the back garden.

LIVING ROOM 16' 2" into bay x 16' 10" into chimney breast recess (4.93m x 5.14m)

A canted bay window with original style wooden and glazed sash windows with secondary glazing to the front elevation, ceiling light point, ceiling cornice, picture rail, two double panel radiators, stripped wooden floor boards and an original style cast iron fire place with decorative surround and a tiled back and hearth.

LOUNGE 16' 4" x 16' 10" into chimney breast recess (4.99m x 5.14m)

An original style wooden and glazed canted bay to the rear elevation having double doors with top lights above and secondary glazing to the side windows, ceiling light point, ceiling cornice, picture rail, two radiators, stripped wooden floorboards and an original style cast iron fireplace with a decorative wooden surround and a tiled back and hearth.

CLOAKROOM 7' 2" x 3' 0" (2.18m x 0.91m)

A wooden and glazed sash window to the side elevation, ceiling light point, built in cupboard and an original style Minton tiled floor.

INNER LOBBY

A tiled floor and doors to the kitchen, utility room and downstairs W/C & utility room and a cellar.

DOWNSTAIRS W/C & UTILITY ROOM 7' 5" x 7' 4" (2.25m x 2.24m)

Wooden and glazed window to the front elevation, ceiling light point, a ladder style towel radiator, a low level W/C, floor mounted cupboards and drawers with work surface above, sink with pillar taps, space and plumbing for an automatic washing machine, space for a tumble dryer and a vinyl floor.

CELLAR 16' 1" max x 17' 0" (4.91m x 5.18m)



KITCHEN 11' 9" x 10' 6" excluding chimney breast recess (3.59m x 3.21m)

A wooden and glazed sash window to the rear elevation, ceiling light point, wall mounted cupboards, floor mounted cupboards and drawers, worksurfaces to two sides, tiled splash backs, stainless steel single bowl single drainer sink unit with a mixer tap, an integrated four ring gas hob with cooker hood with light and grease filter above, an integrated 'Smeg' electric oven, an integrated 'Candy' microwave, space and plumbing for a dishwasher, space for an upright fridge freezer, 'Rayburn' inset into a chimney breast with wooden surround, 'Valliant' gas fired central heating boiler, an original style tiled floor and doors to a pantry and the dining room.

PANTRY 6' 4" x 3' 9" (1.92m x 1.14m)

Wooden and glazed window to the side elevation, ceiling light point, double door floor mounted cupboard, wall mounted shelves, an electricity consumer unit, electricity meter and an original style tiled floor.

DINING ROOM 23' 0" x 8' 3" (7.02m x 2.52m)

Three wooden and double glazed windows to the side elevation, wooden and double glazed doors to the side and rear elevations, two 'Velux' roof lights, two ceiling light points, a double panel radiator, two double door cupboards, double Belfast sink with mixer tap and double door cupboard below, space for a larder fridge or freezer.

FIRST FLOOR LANDING

A split level landing having a wooden and glazed window with secondary glazing to the rear elevation, ceiling light point, wall mounted light point, double panel radiator, doors to three bedrooms, bathroom, Jack and Jill style shower room and a separate W/C; carpeted stairs to the second floor landing having an original style stained glass window to the front elevation.

BEDROOM ONE 12' 11" x 16' 11" chimney breast recess (3.93m x 5.15m)

Two original style sash windows to the front elevation, two ceiling light points, ceiling coving, a double panel radiator, an original style cast iron fireplace with decorative wooden surround and a tiled back and hearth, carpeted floor and a wooden door to the Jack and Jill shower room.

BEDROOM TWO 13' 0" x 16' 11" into chimney breast recess (3.96m x 5.16m)

Two original style wooden and glazed sash windows to the rear elevation, ceiling light point, ceiling coving, double panel radiator, carpeted floor and an original style cast iron fireplace with decorative surround and hearth.

BEDROOM THREE 11' 11" x 13' 10" into chimney breast recess max (3.62m x 4.21m)

PVC double glazed window to the rear elevation, ceiling light point, double panel radiator, painted floor boards and fireplace with decorative surround and a tiled hearth.

JACK & JILL SHOWER ROOM 6' 4" x 6' 3" into shower cubicle (1.92m x 1.90m)

An original style wooden and glazed sash window to the front elevation, ceiling light point, low level W/C, vanity wash hand basin with a monobloc tap and double door cupboard below, shower enclosure with a 'Mira' electric shower, ladder style towel radiator, tiled splash backs and a tiled floor.



BATHROOM 7' 3" x 7' 5" (2.21m x 2.25m)

A wooden and glazed window with secondary glazing to the rear elevation, ceiling light point, pedestal wash hand basin, inset original style cast iron bath with original style panelled side, tiled splash backs, ladder style towel rail and a wood effect laminate floor.



SEPARATE W/C 6' 4" x 3' 11" (1.94m x 1.20m)

A wooden and glazed sash window to the side elevation, ceiling light point, low level W/C, wall mount wash hand basin and a vinyl floor.

SECOND FLOOR LANDING

Roof light in the rear roof pitch, ceiling light point, loft access point, single panel radiator, doors to two bedrooms a kitchen and an under eaves store.

BEDROOM FOUR 13' 0" x 17' 0" into chimney breast recess (3.96m x 5.19m)

PVC double glazed sash window to the front elevation, ceiling light point, double panel radiator, carpeted floor and a fireplace with decorative surround and hearth.



BEDROOM FIVE 13' 3" x 17' 0" into chimney breast recess (4.03m x 5.17m)

PVC double glazed sash window to the rear elevation, ceiling light point, double panel radiator, carpeted floor and a fireplace with original style surround.

KITCHEN 7' 11" x 13' 9" into chimney breast recess (2.41m x 4.20m)

Wooden and glazed window to the rear elevation, ceiling light point, wall mounted cupboard, floor mounted cupboards and drawers, worksurfaces to two sides, stainless steel single bowl single drainer sink unit with a mixer tap, integrated four ring electric hob with an integrated electric oven below and a cooker canopy with light and grease filter above, a double panel radiator, vinyl floor, fire place with decorate surround and a door to a shower room.



SHOWER ROOM 6' 4" x 7' 4" (1.92m x 2.23m)

Ceiling light point, ceiling mounted extractor fan, close coupled W/C, bidet, vanity wash hand basin with monobloc tap and a double door cupboard below and tiled splash backs, corner shower enclosure with an electric 'Triton' shower and tiled splash backs, vinyl floor and door to an under eaves store housing water cylinders.

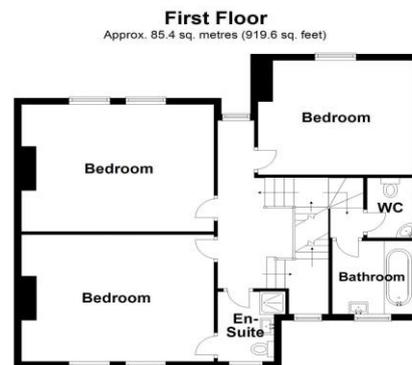
BACK GARDEN

Fencing and a brick wall to the side and rear boundaries, paved patio area, borders and beds planted with a variety of well established ever green, herbaceous and deciduous shrubs, plants and trees, good size lawn, outside tap, timber garden shed and a gate gives access to the front elevation.





42 Grove Avenue, Moseley, B13 9RY



Total area: approx. 305.9 sq. metres (3292.6 sq. feet)
Not to scale. For illustrative purposes only

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TENURE:- The seller advises us that the property is Freehold. We have not seen title deeds and cannot verify the title to the property nor covenants, charges, or rights of way affecting title. Tenure details are subject to confirmation through the vendor's solicitor, and purchasers must verify tenure details through their solicitor / conveyancer.

COUNCIL TAX BAND:- G

FIXTURES AND FITTINGS:- All items of fixtures and fittings except those mentioned in the detailed sales particulars are excluded from the sale.

PLANNING PERMISSIONS AND BUILDING REGULATION CONSENTS:- Any reference in these particulars to extensions or conversions of parts of the property, does not imply that planning permissions and / or building regulation consents have been obtained for the extensions or conversions. Unless specifically mentioned in these particulars, we will not have verified that any necessary consents have been obtained. Verification of these matters must be made by purchasers through their solicitor / conveyancer.

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