



Russell Road, Moseley  
Birmingham, B13 8RB

**£815,000**



# Russell Road, Moseley, B13 8RB

£815,000



Set in the popular village of Moseley this elegant period semi detached home is arranged over 3 floors boasting many original Edwardian features as well as contemporary additions to provide excellent accommodation ideal for a family. Approached via the block paved multi car driveway, inspection reveals the entrance porch which gives way to the spacious entrance hall with wooden flooring throughout and gives access to the cellar area as well as the cloakroom which has a WC and basin in addition to plumbing for a washer/dryer. There are two generous reception rooms, the sitting room with stunning bay window to fore and original fireplace with gas fire inset whilst the dining room has feature wooden flooring and an exit door to the rear terrace. Natural light flooding into the open plan kitchen/ dining/ family room creates a fantastic entertaining space which boasts an excellent range of fitted wall and base units with a centre island with space for a table and a seating area which overlooks the rear garden.

On the first floor, the master bedroom is an excellent size with an impressive bay to fore which benefits an ensuite shower room with walk in shower. There are two further bedrooms, one currently used as a dressing room. The guest bathroom is an elegant space with a traditional white suite.

On the second floor there are three further bedrooms, two of which are double rooms as well as an additional guest bathroom with both a bath and a separate shower.

Outside to the rear the enclosed rear garden is mainly laid to lawn with well stocked flower borders and a large terrace whilst to the fore the front drive provides off road parking for several vehicles and gives way to the side garage.





## Property Specification

STUNNING PERIOD SEMI DETACHED HOME  
SIX BEDROOMS  
TWO FAMILY BATHROOMS & AN ENSUITE SHOWER ROOM  
TWO LARGE RECEPTION ROOMS  
OPEN PLAN KITCHEN, DINING, FAMILY ROOM TO REAR  
MANY ORIGINAL FEATURES



Porch 2.00m (6'7") x 1.08m (3'7")  
Hallway  
Dining Room 4.24m (13'11") x 3.74m (12'3")  
WC  
Kitchen/Dining Room 6.05m (19'10") x 4.38m (14'4")  
Utility 2.47m (8'1") x 2.44m (8')  
Lounge 4.87m (16') x 4.31m (14'2")  
Garage

### FIRST FLOOR

Bedroom 1 5.01m (16'5") x 4.40m (14'5")  
plus 0.17m (0'7") x 0.17m (0'7")  
En-suite  
Bedroom 2 4.30m (14'1") x 3.72m (12'2")  
Bedroom 6 4.40m (14'5") x 2.00m (6'7")  
Bathroom

### SECOND FLOOR

Bedroom 3 5.20m (17'1") x 3.63m (11'11")  
Bedroom 4 6.23m (20'5") x 3.15m (10'4")  
Bedroom 5 3.44m (11'3") x 3.01m (9'10") max  
plus 0.97m (3'2") x 0.97m (3'2")  
Bathroom

### Agent's Note:

Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order as they have not been tested. All dimensions are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. These Sales Particulars do not constitute a contract or part of a contract.  
Came on the market:

### Viewer's Note:

Services connected: Gas, Electric, Water and Drainage.

Council tax band: F

Tenure: Freehold

# Floor Plan

This floor plan is not drawn to scale and is for illustration purposes only



## Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

## Map Location

