

Cottons

CHARTERED SURVEYORS

225 Wake Green Road, Moseley,
Birmingham, B13 9UZ

Offers in the Region Of
£1,300,000



- Extended Traditional Edwardian Three Storey Detached Residence
- Area circa. 5,000 sq. ft (circa. 461 sq. metres)
- EPC Rating; TBC
- Seven Bedrooms (Potential for Eight), Four with En-Suite Shower Rooms

Cavendish House, 359 - 361 Hagley Road Edgbaston, Birmingham, B17 8DL
Tel: 0121 247 4747 Email: sales@cottons.co.uk
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A SYMPATHETICALLY EXTENDED and IMPROVED SEVEN BEDROOMS family home with SEVEN BATHROOM/SHOWER ROOMS within a highly desirable location within Moseley Village. With accommodation spanning circa. 5,000 sq. ft (circa. 461 sq. metres), viewings VITAL to appreciate size of accommodation, condition and location on offer.

Benefiting from a host of original features, the property comprises; 'in and out' driveway providing off road parking for multiple vehicles, canopy porch, reception area and hallway with W.C. and office/storeroom off, three reception rooms, stunning family room/kitchen diner with a host of integrated appliances, skylights and bi-folding doors, conservatory, pantry, utility room, downstairs shower room with W.C., integral garage, seven bedrooms over two storeys (four with en-suite shower rooms), first floor and second floor bathrooms with W.C.s, second floor kitchen (with potential to revert to eighth bedroom) and landscaped rear garden.

Occupying a plot of circa. 1/5th of an acre. Potentially offered with SHORT UPWARD CHAIN.

Property Tenure

Freehold

Council Tax Band

G

EPC

TBC

Location

The property is located on Wake Green Road between the junctions of Springfield Road and College Road within a highly desirable residential location in Moseley, one of Birmingham's premier locations to live, conveniently located:

- Within walking distance to Moseley Bog Nature Reserve.
- Circa. 0.9 miles from Hall Green Train Station.
- Circa. 1.2 miles from Moseley Village centre, with shops, amenities, bars and restaurants.
- Circa. 3.6 miles from Birmingham City Centre.
- Circa. 4.2 miles from Queen Elizabeth Hospital.

Description

A three storey Edwardian detached family home constructed circa. 1906 of traditional brick construction with a clay tile pitched roof.

The property has been significantly extended in 2016 and has been improved over our client's occupation sympathetically retaining various original features including original internal and external stained glass windows.

Accommodation

Please refer to the floor plan for room measurements.

Ground Floor

Canopy Porch

With Minton tiled flooring.

Spacious Reception Entry and Hallway

Combining part original oak flooring and wall paneling, feature coal effect gas fire, unique Mythological and Woodland Creature carved frieze, believed to have been from Africa circa. 1920.

Cloakroom with W.C

Having original Minton tiled floor.

Office/Storeroom

Study Room

With a range of bespoke built in cabinets, desk and bay window bench seats with storage, along with feature gas coal effect fire.

Snug Room

With original quarry tile floor and framework of original inglenook fire place.

Living Room

Having decorative original Oriel windows and feature wood burning stove.

Open Plan Family Room / Kitchen Diner

Part of extension works in 2016, comprising a range of integrated appliances including Neff coffee maker, microwave oven/grill, fridge/freezer with ice maker, four oven gas Aga, Belfast sink, island with 2x dishwashers, 2x electric ovens and sink unit with instant boiling water tap and waste disposal unit.

With two bi-folding doors opening onto entertainment area of garden.

Conservatory

With Triple glazed Polycarbonate roof and sympathetic wooden framed double glazed windows.

Pantry Room

Fixtures and Fittings: All fixtures and fittings mentioned in these particulars of sale are included in the asking price. All others are specifically excluded, but some items may be available by separate negotiation.

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Shower Room

Re-fitted with contemporary fittings including walk in shower, and W.C. with built in wash basin.

Utility Room

Integral Garage

With electric remote operated roller door.

First Floor

Stairs and landing

With feature stained glass original window.

Bedroom One (Double)

Having en-suite shower room with wash basin and W.C.

Bedroom Two (Double)

Having en-suite shower room with wash basin and W.C.

Bedroom Three (Double)

Having en-suite shower room with wash basin and W.C.

Bedroom Four (Double)

Having shower cubicle and with wash basin within 'en-suite area'.

Bedroom Five (Double)

Bathroom

With bath, wash basin and W.C.

Second Floor

Stairs and Landing

Bedroom Six (Double)

Bedroom Seven (Double)

Kitchen

With potential to convert back into bedroom accommodation and operate as Bedroom Eight.

Bathroom

With bath, shower cubicle, wash basin and W.C.

Rear Garden

Decoratively landscaped, with various patios, raised decked seating 'entertainment area' within canopy and attractive brick built rear outbuilding with decorative clay tile pitch roof. The garden also benefits from a jacuzzi within Pergola.

Heating

The property benefits from gas fired central heating. The ground floor is serviced by a 'Worcester' gas boiler located in utility room with 300 litre 'Oso' Pressurised Water Tank in the garage.

Both the conservatory and family room / kitchen diner (extending into the utility room and downstairs shower room) have their own underfloor heating system operating off the boiler.

The second floor has its own 'Worcester' central heating boiler located in the second floor kitchen, providing heating and hot water for the second floor.

Windows

Throughout the property are a selection of original stained glass windows and doors, some of which supported with secondary glazing. Rooms to the front of the property have fitted Colonial blackout blinds.

Security System

The property has security system and a 'Verisure' service contract which may be transferred to a new prospective purchaser.

With CCTV to the property front and rear along with security lighting.

Fixtures and Fittings

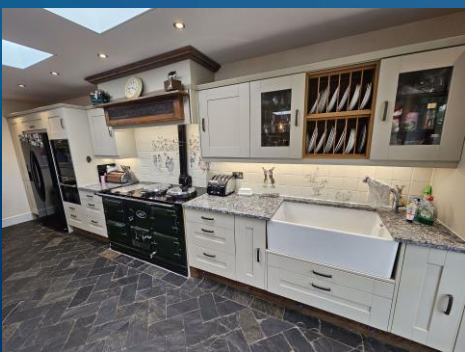
A range of fixtures and fittings shall be available for further negotiation or shall be remaining in the property. Details can be provided to interested parties at appropriate negotiation stage.

Short Upward Chain

The property is potentially offered with a short upward chain. Confirmation can be provided during offer negotiations.

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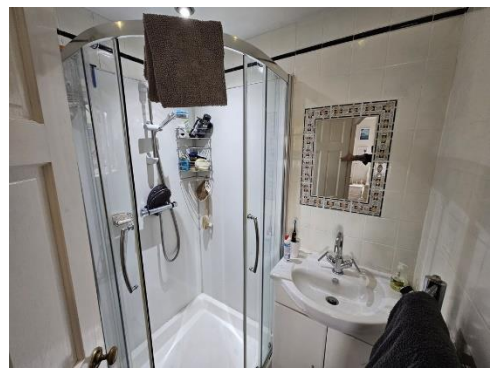
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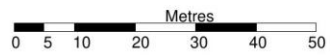
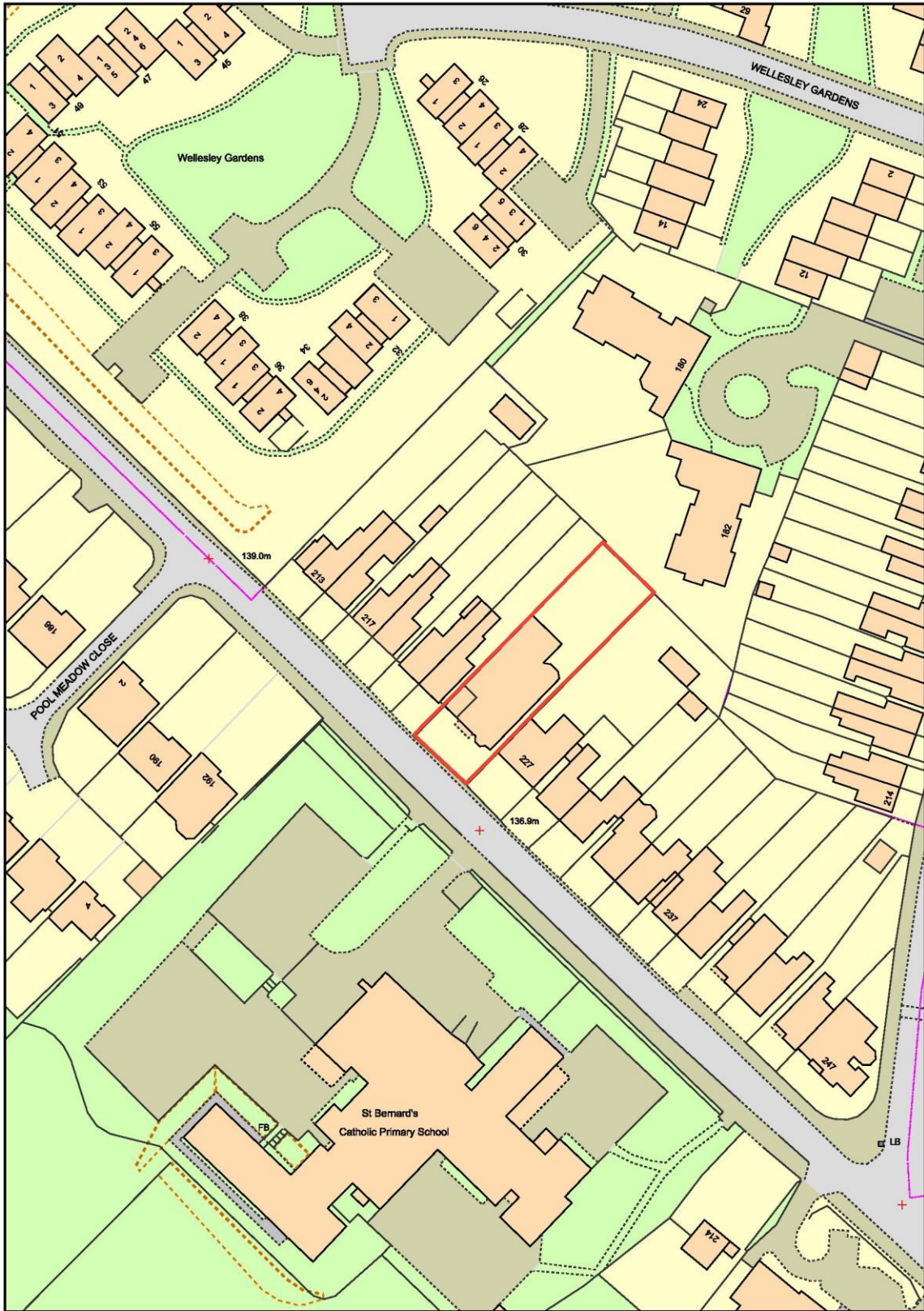
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225 Wake Green Road



Map Information

Scale: 1:1250
Date: 16/04/2024
Reference: 225 Wake Green Road
Order No: 4331531



225 Wake Green Road

Approximate Gross Internal Area = 460.9 sq m / 4961 sq ft
(Including Garage)

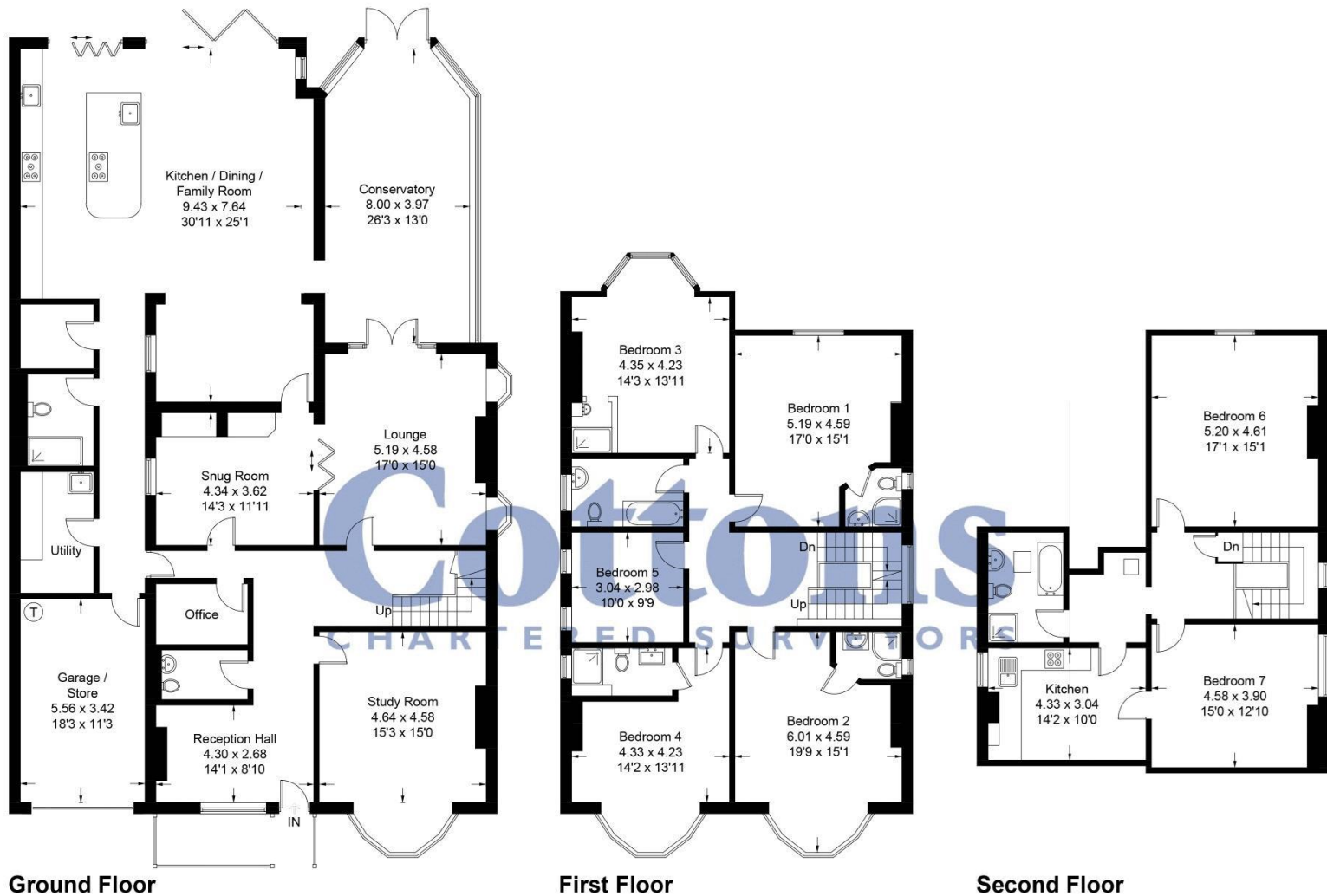


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