



College Road, Moseley Birmingham





Property Description

Spacious Six-Bedroom Semi-Detached Home with Business/Annex Potential

Welcome to this impressive six-bedroom semi-detached property, offering generous living space across three floors. Perfect for a growing family or those seeking business/annex potential, this home is situated in a sought-after location and boasts a wealth of features.

On the ground floor, you'll find three reception rooms, ideal for entertaining or creating dedicated family spaces. The breakfast kitchen provides ample room for everyday dining, complemented by a separate spice kitchen and a utility room. A downstairs shower room adds convenience to this well-designed layout.

The first floor offers four spacious bedrooms, a family bathroom, and a separate WC, ensuring comfort and practicality. The top floor hosts two additional bedrooms and useful storage space, making it perfect for larger families or guest accommodation.

Externally, the property benefits from off-road parking and a long rear garden, leading to a substantial outbuilding divided into two sections. This versatile space is ideal for a home business, workshop, gym, or even conversion into an annex (subject to planning permission).

With its generous proportions and fantastic potential, this property is a must-see! Contact us today to arrange a viewing.

Entrance Porch

Double glazed sliding door to front elevation.

Entrance Hallway

Door to front elevation, double glazed window to side elevation, central heating radiator, stairs to first floor accommodation, storage under stairs and further storage cupboard housing gas boiler.

Shower Room

Double glazed obscure window to rear elevation, W.C, wash hand basin and shower cubicle.

Lounge

15' 1" into bay x 13' 4" into recess (4.60m into bay x 4.06m into recess)

Double glazed bay window to front elevation, central heating radiator and electric fire place with surround.

Reception Room Two

13' 9" x 13' 4" (4.19m x 4.06m)

Double glazed window and patio doors to rear elevation, central heating radiator and gas fire with surround.

Reception Room Three

17' 9" x 11' (5.41m x 3.35m)

Two double glazed windows to side elevation and central heating radiator.

Kitchen

16' 9" x 10' (5.11m x 3.05m)

Two double glazed windows to side elevation, a range of wall and base units with work surface over incorporating a sink with drainer unit, five ring gas hob with extractor, double electric oven, integrated fridge freezer, breakfast bar, tiled flooring and central heating radiator.

Utility Room

11' 1" x 7' 1" (3.38m x 2.16m)

Double glazed obscure window to side elevation, a range of wall and base storage units, four ring gas hob with extractor, space and plumbing for washing machine.

Landing

All doors off to:

Bedroom One

16' 3" into bay x 13' 4" into recess (4.95m into bay x 4.06m into recess)

Double glazed bay window to front elevation and central heating radiator.

Bedroom Two

14' 3" x 13' 4" into recess (4.34m x 4.06m into recess)

Double glazed window to rear elevation and central heating radiator.

Bedroom Three

16' 5" x 11' (5.00m x 3.35m)

Double glazed window to rear elevation and central heating radiator.

Bedroom Six

10' x 6' 2" (3.05m x 1.88m)

Double glazed window to front elevation and central heating radiator.

Bathroom

Bath with shower over, .WC, wash hand basin, tiling to splash prone areas and central heating radiator.

W.C

Double glazed obscure window to side elevation, W.C and wash hand basin.

Second Floor Landing

Velux window and all doors off to:

Bedroom Four

13' 7" x 13' 1" limited head height (4.14m x 3.99m limited head height)

Double glazed window to front elevation and central heating radiator.

Bedroom Five

13' 5" x 10' (4.09m x 3.05m)

Double glazed window to rear elevation and central heating radiator.

Rear Garden

Patio area, lawned area and fencing to all boundaries.

Front Garden

Block paved driveway providing off road parking and hedges to the boundaries.

Outbuilding Section One

20' 9" x 19' 3" (6.32m x 5.87m)

Double glazed window to side elevation and double glazed door to front elevation.

Outbuilding Section Two

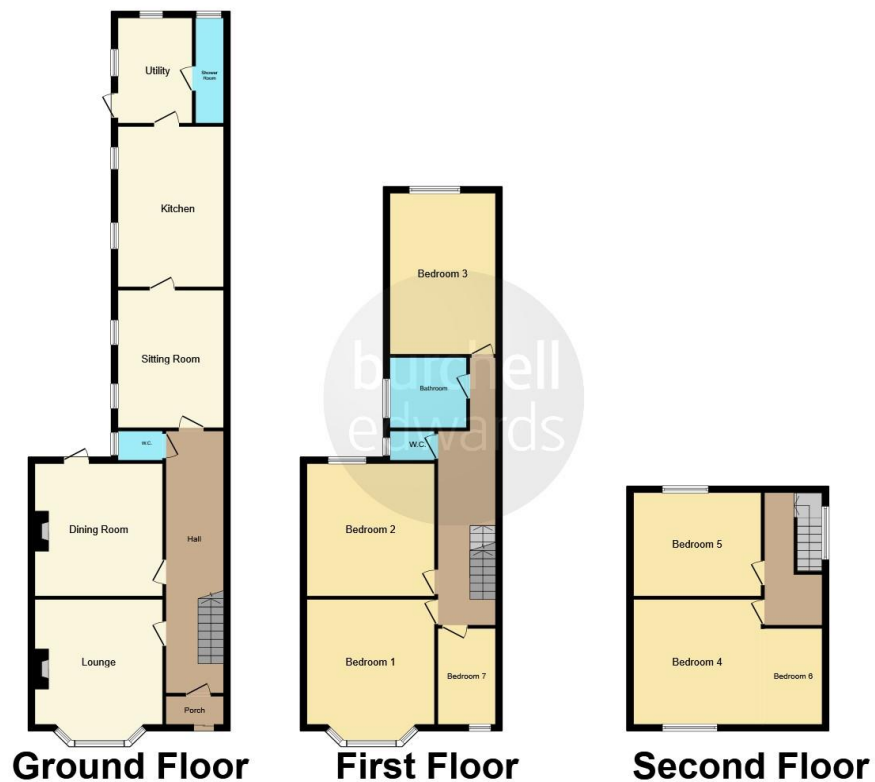
20' x 13' 9" (6.10m x 4.19m)

Power and lighting.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Burchell Edwards on

T 0121 733 3553
E shirley@burchelledwards.co.uk

183 Stratford Road Shirley
 SOLIHULL B90 3AU

EPC Rating: E

Tenure: Freehold

view this property online burchelledwards.co.uk/Property/SHI208259



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Burchell Edwards is a trading name of Connells Residential which is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.burchelledwards.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: SHI208259 - 0005