



52 MOORCROFT ROAD
MOSELEY, BIRMINGHAM B13 8LU

Robert Powell
RESIDENTIAL SALES & LETTINGS

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£1,050,000

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An exceptional detached house which has been greatly extended and comprehensively refurbished to create a fantastic family home with around 3,400 sq ft of accommodation. Reception hall, living room, study, vast open-plan kitchen/dining/living space, utility, five bedrooms and three bath/shower rooms. Driveway parking and particularly large rear garden.

Situation

Moorcroft Road is located some 3 miles to the south of Birmingham City Centre. The property is approximately a quarter of a mile from the entrance to Cannon Hill Park, and around half a mile from Highbury Park. The property also falls within the catchment area for the much sought-after King Edward VI Camp Hill Grammar School, making this an ideal location for young families. Shops, bars and restaurants can all be found in nearby Moseley Village which is around a mile away, as is the recently opened Moseley Village railway station which provides direct access to Birmingham New Street Station, approximately 10 minutes down the line.

Description

52 Moorcroft Road is a greatly transformed detached house which was completely renovated and significantly extended in 2022. The works included a large ground floor rear extension to create a vast open-plan kitchen/dining/living space, a two storey first floor rear extension, and a superb loft conversion. The "back to brick" renovation works also included a new roof, rewiring, plumbing/central heating with smart controls, new internal and external doors, flooring, and windows.

The accommodation is set over three floors and totals an impressive 3,400 sq ft (316 sq m); plenty of room for a





larger family, or just for a family who enjoys the luxury of abundant space. The house is entered via composite double front doors opening into the spacious reception hall. Attractive white marble-effect ceramic tiled flooring with under-floor heating continues through to the kitchen/living area at the rear. This fabulous open-plan space is vast and spans the full width of the house, measuring over 900 sq ft in floor area. The kitchen itself is by German manufacturer Pronorm and features stylish base, wall, and full height units with sleek Silestone work-tops. Integrated appliances by Neff and Siemens include a dishwasher, 5 ring gas hob, full height fridge and freezer, electric oven and microwave. There are two stainless steel sinks, one of which has a Quooker boiling water tap. A large island unit provides additional storage and a sociable breakfast bar.

The large living/dining area to the rear has bi-folding doors running almost the entire width and further natural light is gained via the two huge roof lanterns. There is a media wall with recess for large TV and sound bar, beneath which is a contemporary electric inset wall fire.

A door off the kitchen leads into the utility room/spice kitchen which has further fitted base and wall units, space and plumbing for washing machine and tumble dryer, integrated electric oven, and a four ring gas hob. The modern Worcester central heating boiler and the pressurised hot water cylinder are neatly boxed in to one corner. A door to the rear opens into the garden, and a door to the front connects to the garage/store.

To the other side of the kitchen is a lobby, off which is the smart cloakroom WC, and a study/office. Completing the ground floor accommodation, accessed off the reception hall, is a good-sized living room with window to the front.

On the first floor is a particularly spacious landing with a wide picture window to the front allowing plenty of natural light to flood in. The main bedroom on this floor overlooks the rear garden and has a partitioned dressing





area with open-fronted fitted wardrobes and fitted drawers. There is a stylish en suite shower room with fully tiled walls, glazed shower enclosure, WC, and wall hung wash basin with drawer unit. The three remaining bedrooms are served by a well-appointed shower room which is fully tiled and has a walk-in shower enclosure, WC, and wall hung wash basin with drawer unit beneath.

On the second floor is a landing that is large enough to house a work desk and serve as a small study area if required and there is also a useful store room off the landing. In addition there is another room which is presently a prayer room but which would also make an ideal study or dressing room. The bedroom on this floor is extremely spacious and has a dormer window to the rear as well as a rooflight to the side. Air conditioning has been installed to ensure that the room remains comfortable in the warmer summer months. The en suite has a bath and a separate shower enclosure, WC, and wall hung wash basin with drawer unit.

Outside

To the front is a driveway large enough to park two or three cars. To the left hand side is a garage/store, ideal for bikes, bins and general storage but probably not large enough to house most modern-day cars. To the rear is a fantastic garden which includes a raised terrace and lawn, beyond which steps lead down through a delightful planted rockery to the main lower lawn. We have measured the total plot to be in the order of 0.24 acre.

General Information

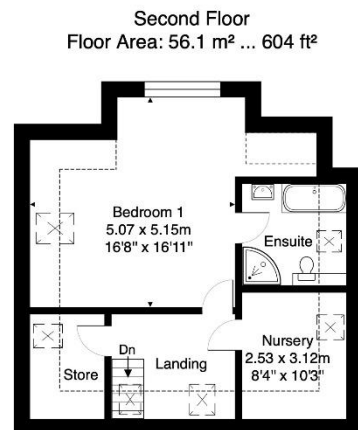
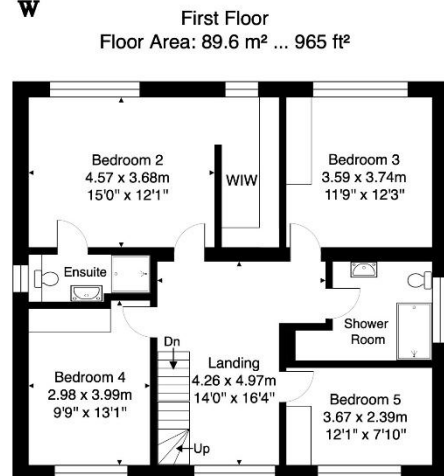
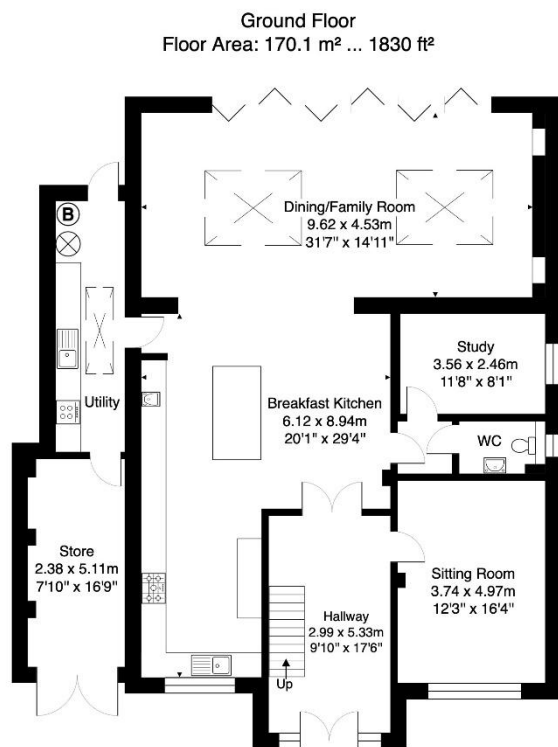
Tenure: The property is Freehold.

Council Tax: Band F.

Published August 2026







52 Moorcroft Road, Moseley, Birmingham, B13 8LU.

Total Area: approximately 315.8 m² ... 3400 ft²

All measurements & info are approximate
This plan is for display purposes only
Please verify all information

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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