



## 4 Prospect Road

, Birmingham, B13 9TB

Offers In The Region Of £750,000



**Impressive Semi-detached Victorian Family home full of Period Features in popular location! Being ideally situated on Prospect Road, Moseley, this home boasts local amenities in both Moseley Village and along the Kings Heath high street, with local cafes, grocers, restaurants, pubs, community hubs and green spaces like local parks. The property is also in catchment area for a good array of local schools and provides good transport routes throughout the city with local bus routes and the new train stations due to open soon! The spectacular property provides a fore garden with mature trees and steps leading up to the original style front doors and further inner vestibule. You are then welcomed by a grand and welcoming hallway that offers an array of period features like the decorative staircase and minton tiles to floors, this space allows access into the two bright and airy reception rooms, spacious ground floor bathroom, two storage cupboards and access to the cellar as well as the gorgeous kitchen diner which has a flourish of natural sunlight from the south facing garden.**

**The first floor accommodation comprises of three good sized bedrooms, a shower room, separate toilet and further stairs to the top floor which provides two further bedrooms and two storage cupboards which are currently being used as a walk-in cupboard and a home office. The property has a gas boiler and double glazing where stated. EPC rating is D.**

**To truly appreciate this delightful home, call our Moseley office today!**



### Approach

The property is approached via a shallow fore garden with step steps leading up to the front entry door opening into:

### Inner Vestibule

With Minton tiling to flooring and original wooden door with stained glass window opening into:

### Hallway

With continued Minton flooring, ceiling light point, stairs giving rise to the first floor landing, door opening into under stairs storage cupboard, door opening into further storage cupboard housing the Worcester boiler and washing machine, door opening into cellar and further doors opening into:

### Reception Room One

12'9" x 16'3" into bay (3.91 x 4.96 into bay)

With ceiling light point, original flooring, decorative cornice to ceiling, picture rail, cast iron radiator, decorative marble fireplace with log burning stove and double glazed bay window to the front aspect with in-built shutters.

### Reception Room Two

15'2" x 12'9" (4.64 x 3.91)

With continued original flooring, ceiling light point with decorative ceiling rose, two wall mounted light points, picture rail, cast iron central heating radiator, decorative cast iron fireplace with tiled hearth and French doors with accompanying windows above giving views and access to the rear garden.

### Ground Floor Bathroom

6'2" x 7'10" x 12'4" (1.88 x 2.39 x 3.78)

With tiled flooring, low flush WC, sink on pedestal with hot and cold mixer tap, claw footed rolled top bath with hot and cold mixer tap with shower attachment and rainfall shower over, ceiling light points, wall mounted light points, tiling to

splash backs, wall mounted radiator and ceiling mounted extractor fan.

### Inner Lobby

From hallway step leads down into the lobby area with tiled flooring, door giving access to the side aspect, wall mounted radiator, wall mounted light point, further French doors opening out to the rear garden, ceiling skylight and door opening into:

### Kitchen/Diner

23'8" x 9'10" (7.22 x 3 )

With tiled flooring, three ceiling light points, double glazed wooden framed skylights, two double glazed windows to the side aspect, double glaze French doors giving views and access to the rear garden and wall panelling to half wall height. Kitchen area with a selection of base units with work surfaces over incorporating sink and drainer with mixer tap over, in-built gas hob with extractor over, in-built oven and grill, tiling to splash backs, space for an American style fridge freezer and space for dishwasher.

### Cellar

12'11" x 16'7" (3.94 x 5.07)

With ceiling light point, wall mounted light point, fuse box and electric and gas meters.

### Rear Garden

With a patio area with steps leading down to the lawn area with well maintained flowerbeds to borders.

### First Floor Accommodation

From the hallway stairs with decorative balustrades gives rise to the first floor landing with ceiling light point, stairs giving rise to the top floor and doors opening into:

### Separate WC

5'11" x 3'6" (1.82 x 1.09)

With original wooden flooring, picture rail, single glazed arched window to the front aspect, Victorian style low level WC, wall mounted cast iron radiator and ceiling light point.

### Bedroom One

15'6" x 12'11" (4.74 x 3.95)

With original flooring, ceiling light point, wall mounted light point, picture rail, central heating radiator, decorative cast iron fireplace with tiled hearth, built-in wardrobe and double glazed sash window to the rear aspect.

### Bedroom Two

12'9" x 14'6" (3.91 x 4.43)

With ceiling light point, original wooden flooring, picture rail, decorative fireplace, central heating radiator and double glazed window to the front aspect.

### Bedroom Three

9'11" x 12'0" (3.04 x 3.66)

With ceiling light point, central heating radiator, cast iron corner fireplace, picture rail and double glazed window to the rear aspect.

### Shower Room

6'2" x 7'11" (1.88 x 2.43)

With original wooden flooring, ceiling light point, wall mounted light point, sink on pedestal with hot and cold mixer tap, walk-in shower with mains powered shower over, tiling to walls and wall mounted towel radiator, cast iron radiator and frosted double glazed window to the front aspect.

### Top Floor Accommodation

From landing staircase gives rise to the first floor landing with single glazed original stained glass window, ceiling light point, access to the roof and doors opening into:

### Bedroom Four

12'8" x 14'1" (3.87 x 4.30)

With original flooring, ceiling light point, central heated radiator, decorative fireplace and double glazed dormer window to the front aspect.

### Bedroom Five

12'9" x 15'8" (3.89 x 4.78)

With original wooden flooring, central heating radiator, ceiling light point and double glazed dormer window to the rear aspect.

### Walk-In Wardrobe/Study

12'0" x 6'0" (3.66 x 1.83)

With original wooden flooring, ceiling light point, central heating radiator and wooden framed double glazed skylight.

### Storage Cupboard

6'1" x 7'10" (1.86 x 2.41)

With original wooden flooring, wall light points, central heating radiator and double glazed wooden framed skylight.

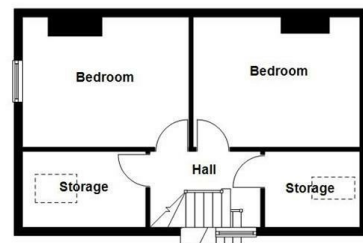
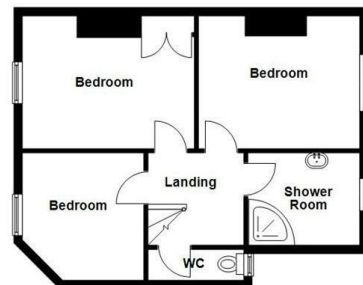
### Council Tax

According to the Direct Gov website the Council Tax Band for 4 Prospect Road, Birmingham, B13 9TB is band E and the annual Council Tax amount is approximately £2,734.11 subject to confirmation from your legal representative.





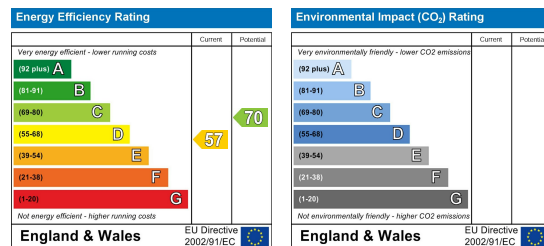
## Floor Plan



## Viewing

Please contact our Moseley Office on 0121 442 4040 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

### 1. Additional Services / Referral Fees

1.1 By law, the Agent must tell you if it or any connected person intends to earn any commission from offering you other services. If the Agent or any connected person earns money from any of these services, the Agent or connected person would keep the commission. The following services may be offered by the Agent or connected persons: lettings, financial services, surveying services and conveyancing.