



9 MOORLAND ROAD
EDGBASTON, BIRMINGHAM B16 9JP

Robert Powell
RESIDENTIAL SALES & LETTINGS



9 MOORLAND ROAD

£865,000

EDGBASTON

An excellent three storey, 5 bedroom detached Edwardian family home, in all extending to some 3,000 sq. ft. (279 sq. m.), whilst set in delightful west facing gardens in a convenient residential location within Edgbaston.

Situation

Moorland Road is a quiet cul de sac of just 12 houses, situated close to the picturesque St Augustines Church. The property is situated in a most convenient residential location and is very well placed for access to all local amenities within Edgbaston, as well as Birmingham City Centre, which is only some 3 miles away. The Hagley Road (A456) also links directly to Junction 3 of the M5, only some 4 miles to the west.

Description

This fine Edwardian detached family home is believed to date from 1904 and offers distinctive brick faced elevations, predominantly set beneath a pitched tiled roof, and has well laid out accommodation set over three levels.

The well-proportioned living space is ideally suited for family occupation, extending in all to some 3,000 sq. ft. (279 sq. m.), and has retained many character features throughout such as wooden parquet flooring to the reception hall, three quarter height wood panelling to the front living room, and impressive inglenook fireplace to the principal sitting room to name a few. Central heating is gas fired.

On the Ground Floor

Double front doors, set beneath a canopy porch, open into the entrance vestibule. A part obscure glazed door leads through into the reception hall, with a parquet wood floor, an under stairs cloakroom and access to the 2 reception rooms and dining kitchen.

The front living room has an attractive bay window to the front aspect, exposed timber flooring, three quarter height timber wall panelling and fireplace with a timer surround, Dutch style tiled slips and hearth and a wood burning stove inset.

The principal sitting room has a large, glazed door opening out onto the west facing rear terrace and gardens, and feature inglenook fireplace with wood burning stove, marble hearth and slips, timber surround and flanked by display shelving and small stained glass windows.

The superb dining kitchen to the rear extends to some 25' in length, with an aspect and side door leading onto the side terrace and gardens. There is a tiled floor, with the kitchen area having fitted base and wall mounted cupboards, timber worktops and breakfast bar, Belfast sink unit with mixer tap, integrated microwave oven, twin plate Aga cooker, and a Bosch dishwasher. To the far end is the designated dining area. From the kitchen is a connecting lobby with space for an upright fridge/freezer, which leads through to the laundry/utility room with plumbing for a washing machine and dryer, part glazed door to the south facing side aspect, and also housing the Worcester gas fired central heating boiler.

On the First Floor

From the reception hall a staircase rises to a wide three quarter height landing with feature window and up to the principal first floor landing. The generous size main bedroom is located to the rear of the house, with double glazed sash windows enjoying a westerly aspect over the rear gardens, and with a feature fireplace and two built in wardrobes. There are a further two bedrooms on this floor, with a family bathroom and separate modern shower room having a walk in shower with glazed screen and large rainwater shower head.

On the Second Floor

Landing with skylight window, bedrooms 4 and bedroom 5, both served by a separate shower room.

Outside

The block paved front drive provides useful off road parking for up to 2 cars and providing access to the garage, which has a further pedestrian door to the rear. The attractive gardens, which enjoy a private westerly aspect, lie mainly to the rear of the property, with a paved seating terrace situated directly to the back of the house, level central lawn and well planted mature borders.

General Information

Tenure: The property is freehold.

Council Tax: Band G

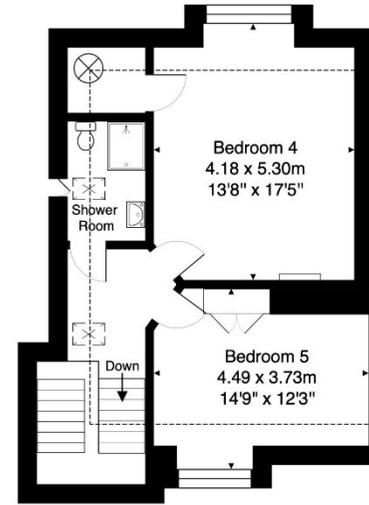
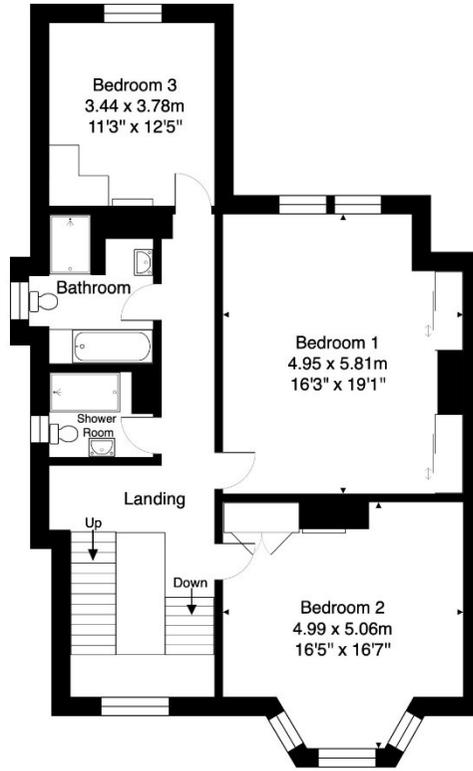
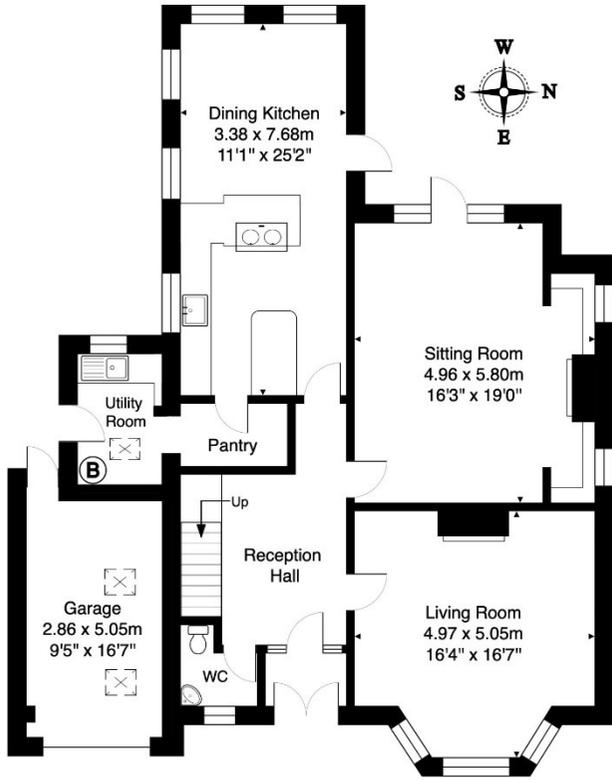


To view this property call Robert Powell on **0121 454 6930**

Ground Floor
Floor Area: 124.2 m² ... 1337 ft²

First Floor
Floor Area: 99.7 m² ... 1074 ft²

Second Floor
Floor Area: 54.8 m² ... 589 ft²



9 Moorland Road, Edgbaston, Birmingham, B16 9JP.

Total Area: approximately 278.7 m² ... 3000 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		
69-80	C		77 C
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

7 Church Road, Edgbaston, B15 3SH
Tel: 0121 454 6930
Fax: 0121 454 3676
Email: sales@robertpowell.co.uk
www.robertpowell.co.uk

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