Rice Chamberlains
ESTATE AGENTS LLP



42 Queenswood Road

Birmingham, B13 9AX

Offers In The Region Of £440,000

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Lovely four bedroom period home ideally located, being just a short stroll into Moseley Village with all its well renowned independent shops and restaurants, parks and transport links. This family home offers an abundance of charm and character throughout with stunning period details and original features. The property benefits from shallow fore garden, entrance vestibule, entrance hall with Minton flooring, two reception rooms, downstairs WC, extended kitchen/diner and access to a well maintained rear garden. To the first floor there are three bedrooms and a family bathroom with stairs giving rise to the second floor with a further bedroom and en-suite bathroom. To fully appreciate this accommodation on offer please contact our Moseley office. Energy Efficiency Rating TBC.







Approach
This beautifully presented property is approached via a shallow fore garden, with paved pathway leading to front entrance door, with blue slate to sides, decorative shrubs and trees to frontages, composite front door opening into:

Inner Vestibule
With Minton to floor covering, decorative coving to ceiling, dado rail and further single glazed wooden door opening into:

Hallway
With continued Minton floor covering, ceiling light point with decorative ceiling rose, coving to ceiling, central heating radiator, decorative archway, dado rail, stairs giving rise to the first floor accommodation and further doors providing access into reception room one, reception room two, WC, useful understairs storage space and kitchen.

Reception Room One
12'10" x 14'6" (3.923m x 4.427m)
With wooden floor covering, ceiling rose with ceiling light point, central heating radiator, decorative fireplace surround and mantelpiece, decorative coving to ceiling and double glazed bay window to the front aspect.

Reception Room Two
11'1" x 13'3" (3.393m x 4.044m)
With wooden floor covering, central heating radiator, dado rail, decorative coving to ceiling, ceiling rose with ceiling light point, feature fireplace with wooden surround and mantelpiece and double glazed patio doors opening out to the rear garden.

Ground Floor WC
2'10" x 3'2" (0.888m x 0.988m)
With decorative tiling to floor covering, ceiling spotlights, wall mounted sink with mixer tap over, low flush WC and opaque double glazed window to the side aspect.

Extended Kitchen/Diner
9'11" min x 40'10" max (3.024m min x 12.455m max)
Kitchen Area
With tiling to floor covering, a selection of wall and base units, marble effect work surfaces, double Belfast sink with hot & cold mixer tap over, integrated wine cooler, Caple double cooker, washing machine, fridge/freezer, gas hob, tiling to splash back areas, ceiling spotlights, dual double glazed windows to side aspect.

Dining Area
With dual double glazed windows to the side aspect, two central central radiators and double glazed patio doors leading out to the rear garden.

First Floor Accommodation
With stairs giving rise to the first floor landing, ceiling spotlights, dado rail, central heating radiator, stairs giving rise to the second floor accommodation and doors opening into bedrooms one-three and the bathroom.

Bedroom One
12'3" x 19'3" (3.737m x 5.885m)
With ceiling light point, central heating radiator, traditional cast iron fireplace, in-built traditional wardrobe and three double glazed windows to the front aspect.

Bedroom Two
13'1" x 13'3" (4.002m x 4.052m)
With ceiling light point, central heating radiator, feature fireplace with tiled surround and wooden mantelpiece, picture rail and double glazed window to the rear aspect.

Bedroom Three
13'3" x 9'3" (4.061m x 2.834m)
With ceiling light point, central heating radiator and double glazed window to the rear aspect.

Bathroom
5'9" x 7'11" (1.773m x 2.417m)
With tiling wall to floor covering, ceiling spotlights, walk-in shower cubicle with rainfall shower attachment above, low flush WC, sink on pedestal with mixer tap over, extractor fan and double glazed window to the side aspect.

Top Floor Accommodation
With stairs giving rise to the top floor landing, with Velux window, double doors opening into useful Eaves storage space and further door opening into:

Bedroom Four
10'1" x 12'9" (restricted head height) (3.092m x 3.901m (restricted head height))
With ceiling spotlights, central heating radiator, double glazed window to the front aspect and further door opening into:

Bathroom
6'1" x 13'8" (restricted head height) (1.864m x 4.182m (restricted head height))
With tiling to floor covering, ceiling spotlights, feature exposed brickwork, Velux window, freestanding bath with mixer tap and shower attachment over, low flush WC, sink with separate hot & cold taps over and central heated towel rail.

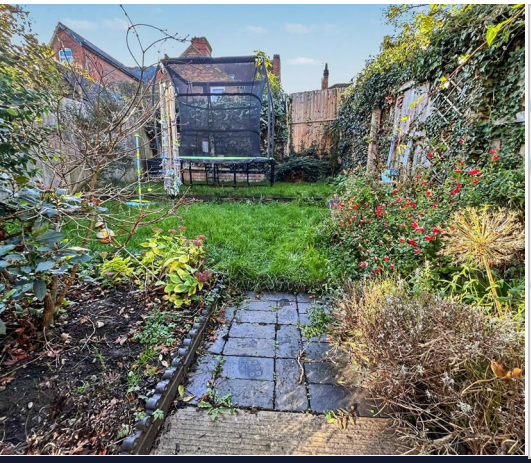
Rear Garden
With a paved patio area leading to lawned turf area with decorative trees and shrubs to borders and fencing suround.

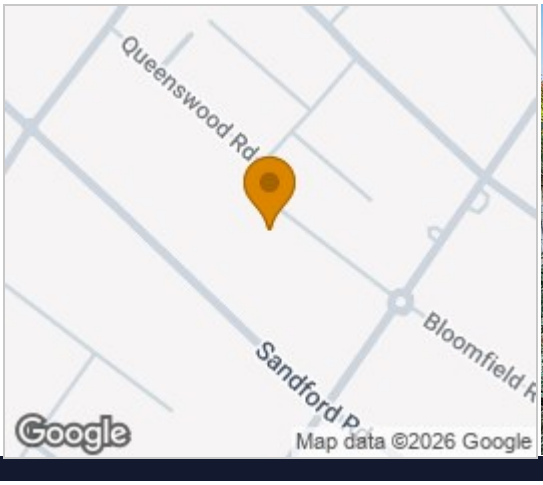
Council Tax Band
According to the Direct Gov website the Council Tax Band for Queenswood Road, Birmingham, B13 9AX, is band C and the annual Council Tax amount is approximately £2,091.71, subject to confirmation from your legal representative.





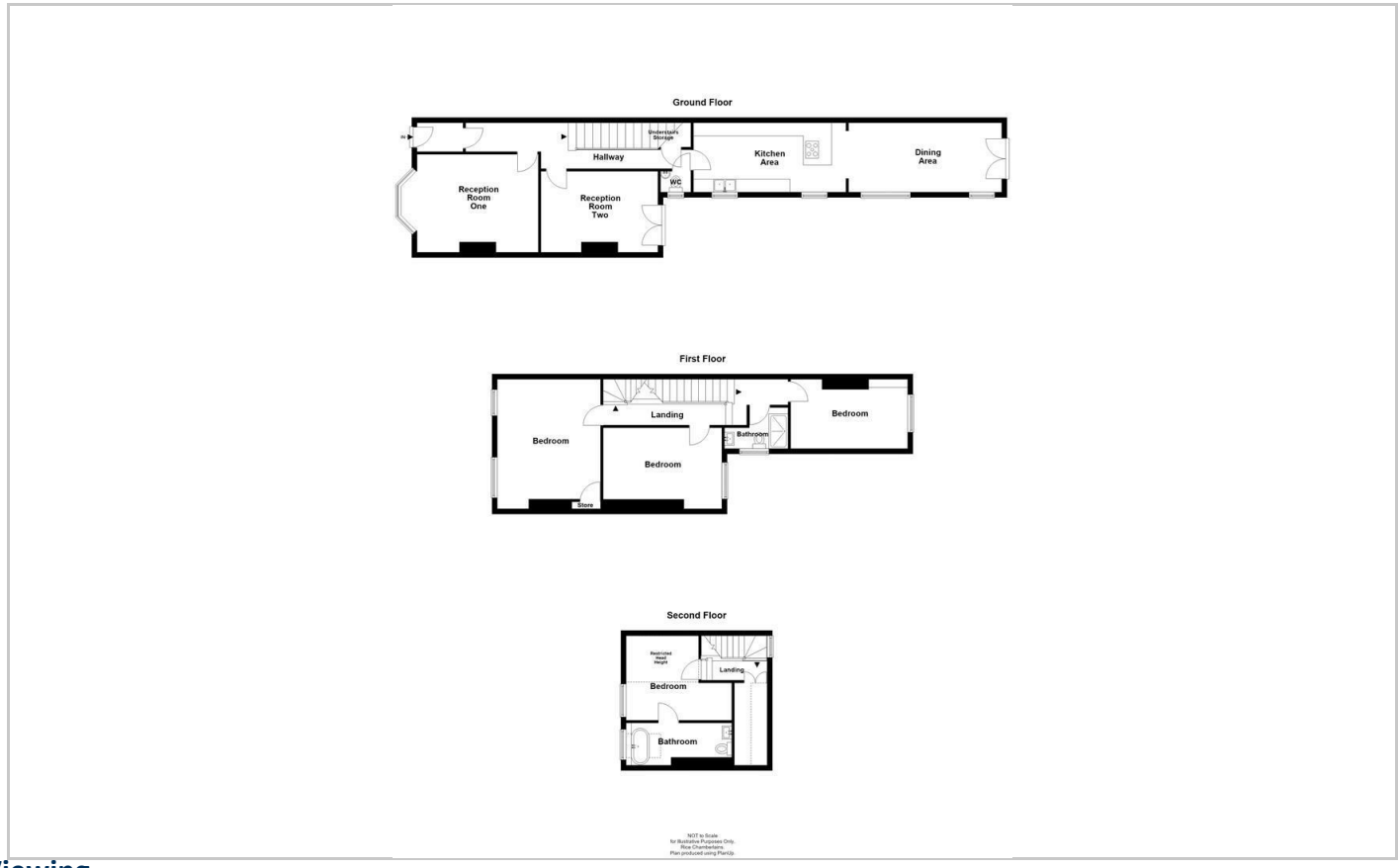








Floor Plan



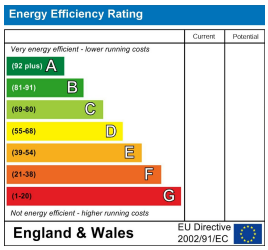
Viewing

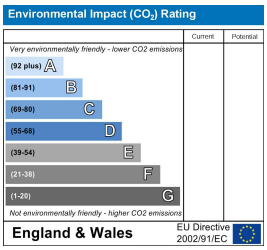
Please contact our Moseley Office on 0121 442 4040 if you wish to arrange a viewing appointment for this property or require further information.

Anti-Money Laundering (AML) Checks

In accordance with our legal obligations under Anti-Money Laundering regulations, all purchasers will be required to complete identity verification and relevant compliance checks once an offer has been accepted. A fee of £35 per person is payable to Rice Chamberlains LLP to cover the cost of administering these checks. This fee is non-refundable and payable before the sale can progress.

Energy Efficiency Graph





SALES PARTICULARS – GENERAL INFORMATION

These particulars do not form part of any offer or contract and are provided for guidance only. They have been prepared in good faith; however, no guarantee or warranty is given as to their accuracy and they may be subject to errors, omissions or changes. All measurements are approximate and for illustrative purposes only.

The property is sold subject to any rights of way, public footpaths, easements, wayleaves, covenants, restrictions, and any other matters that may affect the legal title. The Agent has not tested or verified the condition, availability or operation of any services, systems or appliances, nor has the Agent verified the structural condition of the property, ownership, tenure, planning permissions, building regulations compliance or alterations.

Photographs, floorplans and virtual tours are provided for guidance only and may not represent the current condition or layout of the property. Fixtures, fittings and contents are subject to agreement and confirmation by the vendor's solicitor. Council Tax banding and EPC information are supplied for guidance only and should be independently verified.

All prospective purchasers are strongly advised to obtain independent professional advice and to satisfy themselves as to the accuracy and completeness of all information prior to making any offer to purchase.

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.

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