



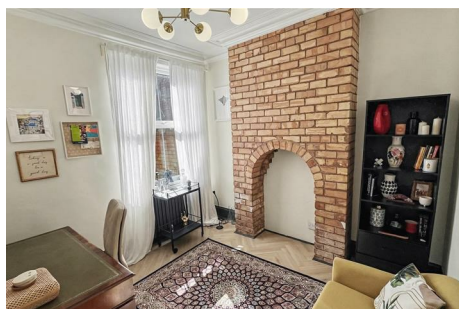
5 Cadbury Road

Moseley, Birmingham, B13 9BH

Offers Over £400,000



LOVELY FIVE BEDROOM TERRACE HOME WITH AMAZING KITCHEN IN PRIME LOCATION WITH NO UPWARD CHAIN! Amazing five bedroom mid-terrace period family home located in this popular location on Cadbury Road in Moseley, providing great access to Moseley Village and all of its associated amenities including coffee shops, cafes, bars, restaurants, shopping facilities and upcoming Moseley Train Station with good transport links into the City Centre. The property benefits from central heating and the accommodation briefly comprises; shallow fore garden, inner vestibule, hallway with minton flooring, two reception rooms, pantry, downstairs WC, amazing extended kitchen and sitting area and access to a landscaped rear garden. To the first floor the property offers three bedrooms and a family bathroom with a further staircase leading to the second floor with two further bedrooms and a re-fitted bathroom. The property also benefits from no upward chain. Energy Efficiency Rating E. To arrange your viewing to see this stunning home on offer please call our Moseley Branch.



Approach

This property is approached via a shallow fore garden leading to a wooden front entry door with opaque single glazing door opening into:

Inner Vestibule

With Minton flooring with further wooden door with single glazing door opening into:

Hallway

With ceiling light point with decorative ceiling rose, cornice to ceiling, two central heating radiators, Minton flooring, stairs giving rise to the first floor accommodation, under stairs storage space and door opening into under stairs pantry providing useful storage space, decorative archway and further door opening into:

Reception Room One

13'1" x 14'11" (4.01 x 4.55)

With exposed wooden floorboards, central heating radiator, dado rail, cornice to ceiling, picture rail, ceiling light point with decorative ceiling rose, single glazed bay window with in-built shutters to the front aspect and log burning stove with brick surround and hearth with wooden mantle piece.

Reception Room Two

10'5" x 10'11" (3.18 x 3.33)

With exposed wooden effect flooring, central heating radiator, double glazed window to the rear aspect, cornice to ceiling, ceiling light point with decorative ceiling rose and feature brick fireplace.

Downstairs WC

2'11" x 3'5" (0.90 x 1.05)

With a wall mounted sink with mixer tap over, low flush WC, tiling to flooring, opaque single glazed window to the side aspect and ceiling light point.

Extended Kitchen/Diner

29'4" x 9'11" (8.95 x 3.03)

With traditional tiling to flooring, grey wall and base units, wooden work surfaces, Belfast sink with mixer tap over, Neff' cooker, hob and extractor, 'Lamona' microwave, built-in washing machine, built-in dishwasher, space facility for fridge freezer, Velux windows, ceiling light point, two central heating radiators, three single glazed windows to the side aspect and double glazed windows to surround to the rear kitchen area overlooking the rear garden.

First Floor Accommodation

From hallway stairs gives rise to the first floor landing with ceiling light point, single glazed window to the side aspect, central heating radiator, stairs giving rise to the top floor and open walkway through to:

Bedroom One

12'5" x 16'9" (3.80 x 5.11)

With double glazed window to the front aspect, wooden flooring, ceiling light point, central heating radiator, original fireplace with tiled hearth and mantle piece and cornice to ceiling.

Bedroom Two

10'10" x 10'4" (into chimney breast recess) (3.30m" x 3.15m" (into chimney breast recess))

With double glazed window to the rear aspect, ceiling

light point, exposed wooden floorboards and central heating radiator.

Bedroom Three

10'4" x 10'10" (3.16 x 3.32)

With single glazed window to the rear aspect, ceiling light point with ceiling rose, central heating radiator, loft access point with pull down ladder (not inspected) and Worcester combination boiler.

Bathroom

8'11" x 7'10" (2.72 x 2.41)

With laminate wood to flooring, central heating towel rail, walk-in shower cubicle with rainfall shower over, stand alone bath with mixer tap and shower attachment over, low flush WC, sink on pedestal with two taps over, tiling surround, ceiling spotlights, ceiling mounted extractor fan, wall mounted towel rail and opaque single glazed window to the side aspect.

Second Floor Accommodation

From first floor landing stairs gives rise to the second floor accommodation with Velux window, wall mounted light point and door opening into:

Bedroom Four

8'5" x 10'11" (2.57 x 3.33)

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

Bedroom Five

10'1" (restricted head height) x 9'3" (restricted head height) x 3.07m" (restricted head height) x 2.82m" (restricted head height)

With double glazed window to the front aspect, ceiling spotlight point and central heating radiator.

Bathroom

10'2" x 13'3" (3.11 x 4.06)

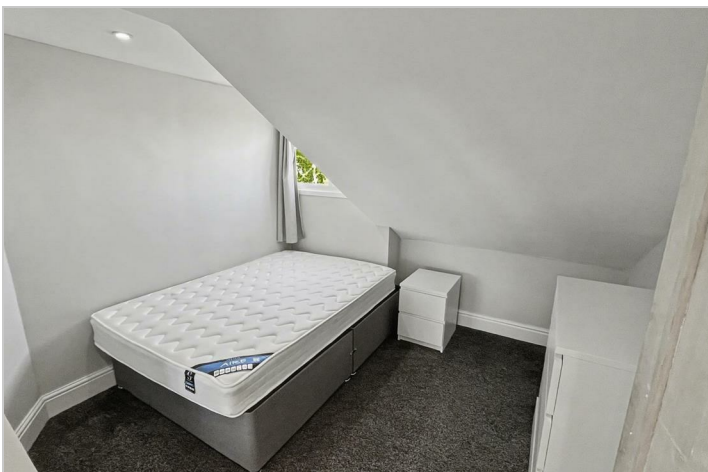
With low flush WC, sink on pedestal with mixer tap over, walk-in shower cubicle with shower over, panel bath with mixer tap over, feature fireplace with tiled hearth, double glazed window to the front aspect, ceiling spotlight, central heating radiator and central heated towel rail.

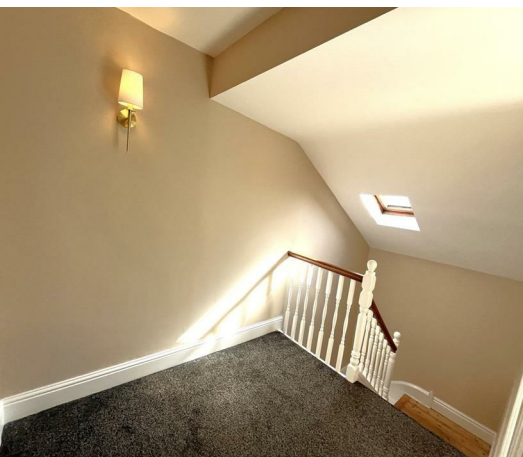
Rear Landscaped Garden

With stone chippings leading to lawn turfed area with decorative pond, patio area, fencing surround and rear playground area.

Council Tax Band

According to the Direct Gov website the Council Tax Band for Cadbury Road, Moseley, Birmingham, B13 9BH is band D and the annual Council Tax amount is approximately £2,353.17, subject to confirmation from your legal representative.





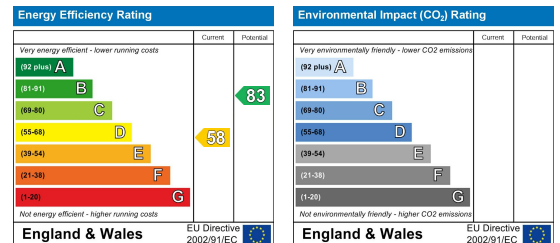
Floor Plan



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



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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