



## 31 King Edward Road

Moseley, Birmingham, B13 8HR

Offers Over £390,000



**\*A BRIGHT AND WELCOMING TERRACED HOME IN THE HEART OF MOSELEY WITH NO UPWARD CHAIN!!\*** Ideally located within walking distance of all that Moseley and the surrounding areas has to offer including the local independent shops, coffee shops, bars, restaurants, local schools, pharmacies, private park and also the transport links into City Centre and nearby QE Hospital, Birmingham University, Edgbaston Cricket Club and MAC Theatre with the appealing benefit of the Moseley Train Station that has recently opened, the property is well connected and also offers permit parking to residents. To the ground floor of this lovely home we have two great living spaces, with a welcoming front reception room as well as rear reception room and kitchen leading to a further sun room. The first floor accommodation provides two double bedrooms a single bedroom and bathroom as well as access to the top floor accommodation with a loft room. This home is largely complimented by the garden, where there is a flourish of shrubberies, flowerbeds and a great sun trap, homing an outhouse. EPC rating D. To arrange your viewing of this lovely home please call our Moseley team.



### Approach

The property is set behind a well-maintained, low-maintenance shallow fore garden, with gated access and footpath leading to the front entrance and opening into:

### Inner Vestibule

With quarry tiling to floor covering, housing meters and the fuse box, with a secondary door leading into:

### Hallway

With carpet to floor covering, ceiling light point, decorative archway and door leading into:

### Reception Room One

With carpet to floor covering, ceiling chandelier light point, chimney breast with gas fireplace, bay window and double glazed PVC windows to the front aspect.

### Reception Room Two

13'8" x 11'11" (4.19 x 3.64)

A spacious second reception room with carpeted flooring, decorative cornicing, and a ceiling light point. The room features a characterful chimney breast with gas fire, solid wood mantel, and cast iron surround, along with a central heating radiator. A floor to ceiling glazed window overlooks the rear garden. There is also access to a useful under-stairs storage cupboard.

### Kitchen

15'3" x 7'4" (4.67 x 2.24)

A fitted kitchen with a range of cream wall and base units with silver handles, complemented by tiled splashbacks and marble-effect flooring. Features include space for a cooker with extractor over, washing machine, fridge freezer, and an integrated

dishwasher. The room benefits from a Worcester boiler, a central heating radiator, and dual aspect double glazed windows, along with a door to the side and further door access to the conservatory.

### First Floor Accommodation

With stairs giving rise to the first floor landing, L-shaped room, carpet to floor covering, two ceiling light points, central heating radiator, providing access to bedrooms one and two, the bathroom and further staircase with stairs giving rise to the loft room.

### Bedroom One

13'8" x 10'4" (excluding storage) (4.19m x 3.16m (excluding storage))

With carpet to floor covering, ceiling light point, central heating radiator, chimney breast with cast iron fireplace and wooden mantel surround, built-in storage cupboard offering ample hanging and shelving space and double glazed windows to the front aspect.

### Bedroom Two

10'10" x 12'1" (3.31m x 3.70m)

With carpet to floor covering, ceiling light point, central heating radiator, chimney breast with decorative cast iron fireplace with wooden surround, fitted corner cupboard, skirting board and double glazed window to the rear aspect overlooking the garden.

### Bathroom

4'7" x 6'2" (1.40m x 1.89m)

With carpet to floor covering, white tiling to walls and splash back, ceiling light point, high flush WC, freestanding sink with separate hot & cold taps. Bath

with Victorian style mixer tap, handheld shower attachment and overhead shower and double glazed opaque PVC window to the side aspect.

### Bedroom Three

9'10" x 7'6" (3.01m x 2.30m)

With carpet to floor covering, ceiling light point, cornice to ceiling, central heating radiator, fitted corner cupboard, double glazed PVC window to the rear aspect and loft hatch above.

### Top Floor Accommodation

Carpeted stairs with solid wood balustrade giving rise to the top floor accommodation, landing with door opening into:

### Loft Room

19'10" x 13'9" max (6.05m x 4.21m max)

U-Shaped Room - Restricted areas: 2.71m x 1.78m & 2.11m (Minimum) - 6.05m x 4.21m (Maximum)

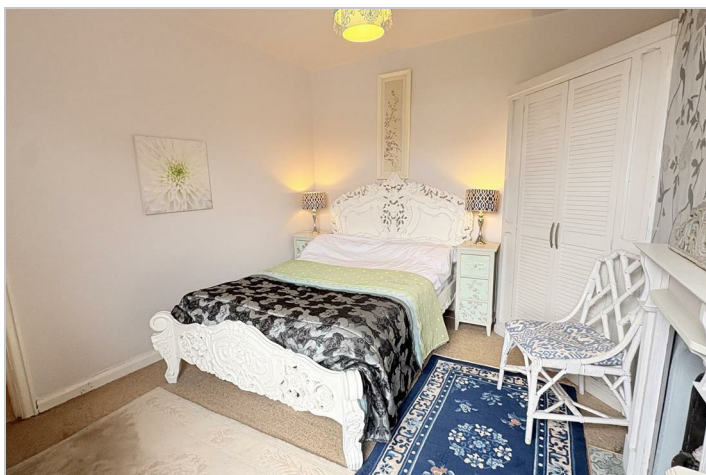
With ceiling light point, central heating radiator, skirting board and two double glazed timber framed Velux windows.

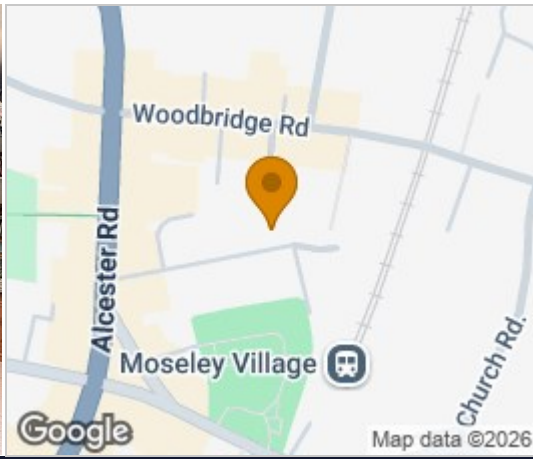
### Garden

A north-facing rear garden featuring a patio area, paved sections, mature shrubs, flower beds, and a pond. The space offers a good degree of privacy and includes access to an outbuilding.

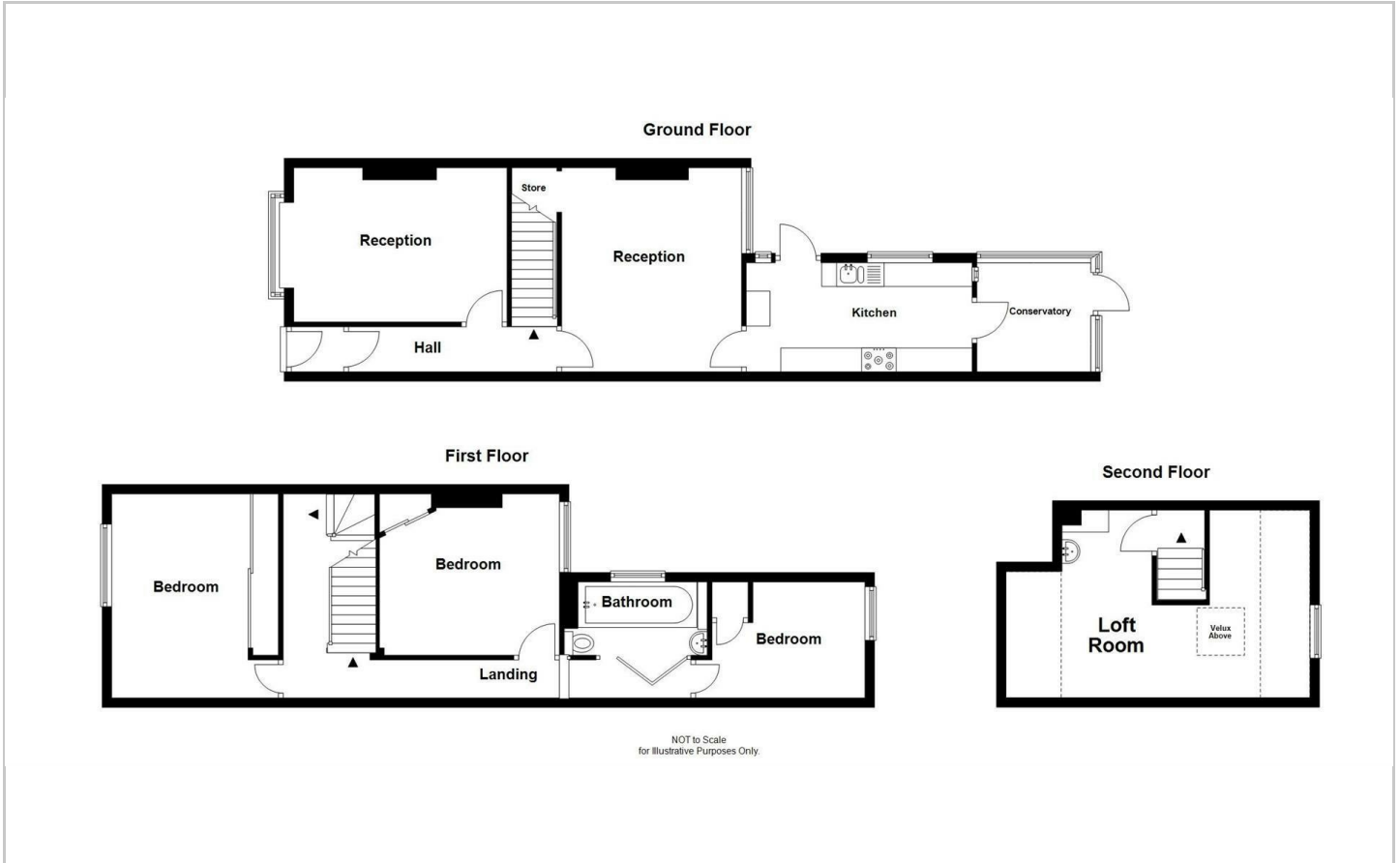
### Council Tax Band

According to the Direct Gov website the Council Tax Band for 31, King Edward Road Moseley, Birmingham, B13 8HR is band C and the annual Council Tax amount is approximately £2,122.61, subject to confirmation from your legal representative.





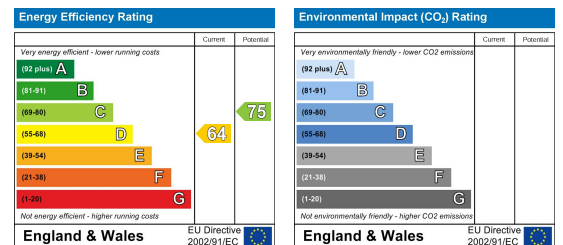
## Floor Plan



## 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.

27-29 St Marys Row, Moseley, Birmingham, West Midlands, B13 8HW

Tel: 0121 442 4040 Email: sales@ricechamberlains.co.uk ricechamberlains.co.uk