



88 REDDINGS ROAD

MOSELEY, BIRMINGHAM B13 8LR

Robert Powell
RESIDENTIAL SALES & LETTINGS

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£960,000

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An immaculately presented detached house in a highly sought after road in leafy Moseley. Substantial accommodation over two floors including reception hall, three reception rooms, kitchen with second kitchen/utility off, five good-sized bedrooms and a family bathroom. Large driveway, two garages, beautifully landscaped rear garden.

Situation

Reddings Road is a popular address in Moseley, located some 3 miles to the south of Birmingham City Centre. The property is approximately half a mile from Cannon Hill Park, and a few hundred meters from the Salisbury Road entrance to Moseley Private Park. The property falls within the catchment area for the much sought-after King Edward VI Camp Hill Grammar School which is one of the country's leading non-fee paying schools. Shops, bars and restaurants can all be found in nearby Moseley Village which is around half a mile away. The recently completed Moseley Village railway station provides direct access to Birmingham New Street Station, approximately 10 minutes down the line.

Description

88 Reddings Road is a most attractive detached house, built in 1931 and designed by the prominent Arts and Crafts architect William de Lacy Aherne. The property has retained many of its Arts and Crafts features whilst having been comprehensively modernised by the current owner in 2014. This work included new bespoke uPVC double glazed windows, new central heating boiler, new kitchen and bathroom, as well as new flooring throughout. Since completion of these works the property has been meticulously maintained and in 2021 the garden was re-landscaped to add the final finishing touch.

The accommodation is set over two floors and extends in all to approximately 2833 sq ft (263 sq m). The property is entered via an enclosed entrance porch with attractive inner





front door opening into the impressive reception hall. There is modern herringbone effect Amtico flooring which compliments the original dark wood panelling to the walls and staircase, and there is a smart guest cloakroom WC.

The front reception room is an elegant sitting room with a lovely wide bow window and an attractive fireplace with coal effect gas fire and flanked by stained and leaded glass windows, framed by an oak crossbeam.

The rear reception room is a comfortable living room, also having a coal effect gas fire set into a fireplace which is flanked by stained and leaded glass windows. There is also a large rear facing window with central glazed door opening to the garden, and stepped decorative plaster molding to the ceiling adds further Arts and Crafts character.

The dining room provides through access from the hall to the kitchen and is a cosy and sociable space for eating and entertaining. The same Amtico herringbone flooring continues through from the hall, and there is a large window overlooking the rear garden.

The kitchen is modern and sleek with cream coloured gloss fronted base and wall units and light granite work-tops including a small breakfast bar, and there is slate tiled flooring. There is an AEG induction hob with extractor over, and an AEG electric oven with matching combination microwave oven. Further storage is provided by the useful pantry store which has fitted shelving. A door off the kitchen leads into the large utility/second kitchen which has further matching base and wall units with granite work-tops. There is an AEG induction hob with extractor over, Siemens dishwasher, and Siemens washing machine, as well as space for an American style fridge/freezer (available by separate negotiation). There is a composite stable door opening to the rear garden, adjacent to which is a second ground floor WC. A further composite stable door to the other side of the room opens into the two interconnecting garages.

On the first floor the accommodation is set around a lovely landing with beamed ceiling and a decoratively stained and leaded glass window. There are five excellent bedrooms, the





two largest of which have extensive fitted furniture including concealed vanity units with wash basins. The bedrooms are served by a well appointed bathroom with sanitaryware and tiling by Porcelanosa and including a large walk-in shower, double-ended bath, and twin wash basins set upon a wall mounted vanity storage unit. Adjacent to the bathroom is a separate WC.

There is a large part-boarded loft which is accessed via a pull-down ladder and which houses the Worcester Greenstar gas central heating boiler, and hot water tank. There is good potential for a loft conversion to add additional bedroom and bathroom accommodation if required (subject to any consents).

Outside

To the front is a substantial tarmac driveway providing off road parking for several cars, and there is additional parking and storage in the two attached garages. To the rear is a cleverly landscaped garden which includes a raised terrace, with steps down to a generous central lawn which is framed by further paving and mature borders, established trees, shrubs and ornamental planting. There are excellent spaces for outdoor dining and entertaining, and a glazed summer house sits to one corner. For garden storage there is a painted timber shed attached to one side of the house, and to the other side is a covered side passage which provides front to rear access as well as excellent storage space.

General Information

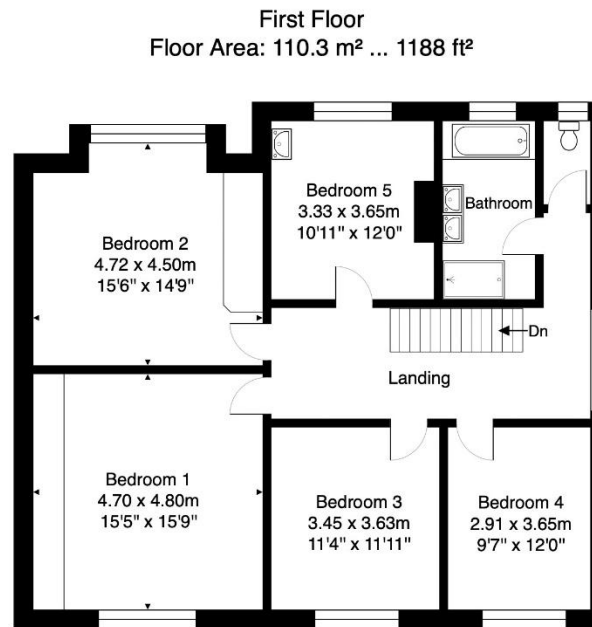
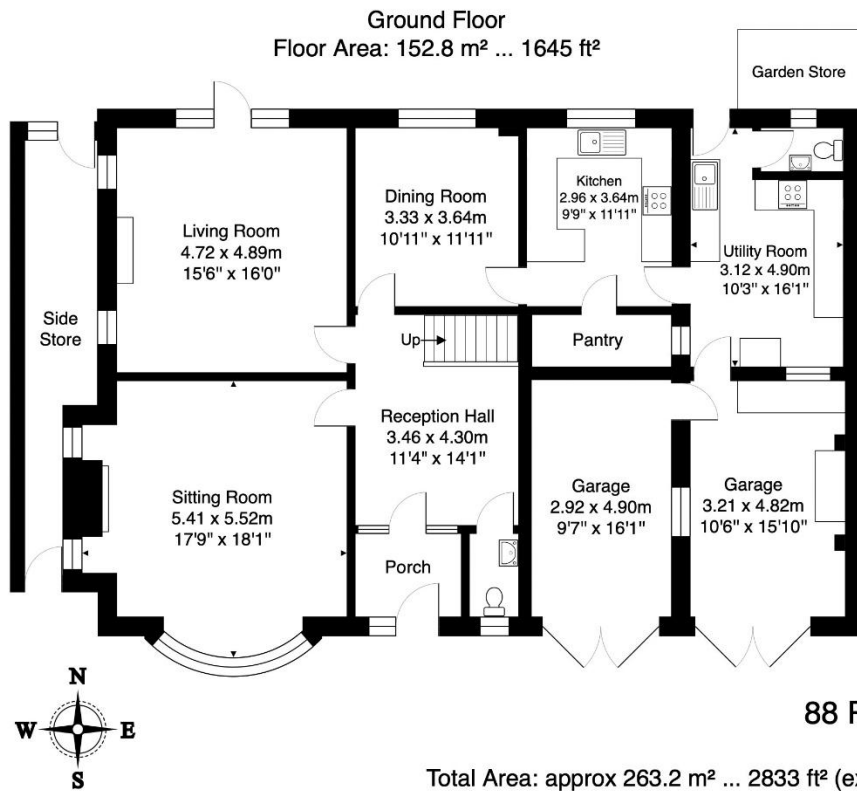
Tenure: The property is understood to be freehold.

Council Tax: Band G.

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88 Reddings Road, Moseley, Birmingham, B13 8LR.

Total Area: approx 263.2 m² ... 2833 ft² (excluding side & garden store)

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		78 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

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