



## 25 Blenheim Road

, Birmingham, B13 9TY

Offers Over £699,999



**\*DOUBLE FRONTED, DETACHED, FOUR BEDROOM FAMILY HOME\*** Nestled in the sought after Moseley Triangle, this property is a beautiful double-fronted detached family home, steeped in character and charm. Built in 1907, this property boasts a wealth of original features that add to its unique appeal, making it a perfect blend of period elegance and modern family living.

The property briefly consists of a spacious driveway, a welcoming hallway, two reception rooms, kitchen diner, downstairs WC, four bedrooms, upstairs family bathroom and well maintained idyllic garden.

Located in the vibrant area of Moseley, residents will benefit from an array of local shops, cafes, and parks and the new Moseley Train Station due to open later this year. The area is well-connected to Birmingham city centre, making it ideal for those who wish to enjoy the tranquillity of suburban life while remaining close to urban amenities. It is also the perfect location for families with being in amazing school catchments and a stones throw away from green spaces and parks.

This delightful family home on Blenheim Road is a rare find and is sure to attract interest from discerning buyers seeking a property that combines historical charm with modern convenience. Do not miss the chance to make this enchanting house your new home. Energy Performance Rating - E.



#### Approach

With driveway providing off road parking for two cars leading to front entry door with stained glass windows opening into inner vestibule with tiling to flooring, cupboards housing the meters, fuse box and a further wooden door with stained glass windows opening into:

#### Hallway

With ceiling light point, central heating radiator, cornice to ceiling, stairs giving rise to the first floor accommodation, under stairs storage cupboard and doors opening into:

#### Reception Room One

13'2" x 12'4" (4.03 x 3.78)

With ceiling light point with decorative ceiling rose, cornice to ceiling, picture rail, built-in shelving to alcoves, cast iron fireplace with marble surround, mantle piece and tiled hearth, two central heating radiator's and wooden framed double glazed bay window to the front aspect.

#### Reception Room Two

12'2" x 11'11" (3.72 x 3.64)

With ceiling light point with decorative ceiling rose, picture rail, cornice to ceiling, feature fireplace with marble effect surround and marble mantle piece and

tiled hearth and double glazed timber framed window to the front and rear aspects with two central heating radiators.

#### Ground Floor WC

3'8" x 7'10" (1.13 x 2.39)

With tiling to flooring, wash hand basin with hot and cold taps, low flush WC, timber framed single glazed opaque window to the side aspect, tiling to splash backs, wall mounted Vaillant boiler and ceiling light point.

#### Kitchen/Diner

21'9" x 9'6" x 10'9" (6.64 x 2.91 x 3.28)

With marble effect tiling to floors, ceiling light point, ceiling spotlights, timber framed double glazed window to the rear aspect, timber framed French doors giving views and access to the rear garden, a selection of wall and base units with work surfaces over incorporating sink and drainer with hot and cold mixer tap, space facility for under counter fridge, freezer, dishwasher and washing machine, integrated five ring burner gas hob with in-built extractor over, built-in oven and grill, marble effect tiling to splash backs and central heating radiator.

#### First Floor Accommodation

From Hallway stairs gives rise to the first floor

landing with ceiling light point, loft access point, central heating radiator, double glazed frosted window to the side aspect and doors opening into:

#### Bedroom One

13'5" x 12'1" (4.10 x 3.7)

With central heating radiator, ceiling light point, coving to ceiling, timber framed single glazed window to the front aspect and a selection of built-in wardrobes.

#### Bedroom Two

13'3" x 11'8" (4.04 x 3.58)

With ceiling light point, coving to ceiling, central heating radiator, wooden framed single glazed window to the front aspect and built-in wardrobes.

#### Bathroom

7'11" x 8'3" (2.43 x 2.53)

With tiled flooring, tiled to half wall height, walk in shower with mains powered shower over, heated towel rail, push button low flush WC, panel bath with hot and cold taps, sink on pedestal with hot and cold taps, ceiling light point, double glazed window to the side aspect and wall mounted heated chrome towel rail.

#### Bedroom Three

10'5" x 8'3" (3.18 x 2.54)

With ceiling light point, single glazed window with secondary glazing to the rear aspect which overlooks the garden and central heating radiator.

#### Bedroom Four

9'7" x 9'3" (2.93 x 2.86)

With single glazed window with secondary glazing to the rear aspect which overlooks the garden, ceiling light point and central heating radiator.

#### Garden

An immaculate North facing garden; spacious patio area, side access to the front, well maintained lawn, shrubs and flower beds and mature trees.

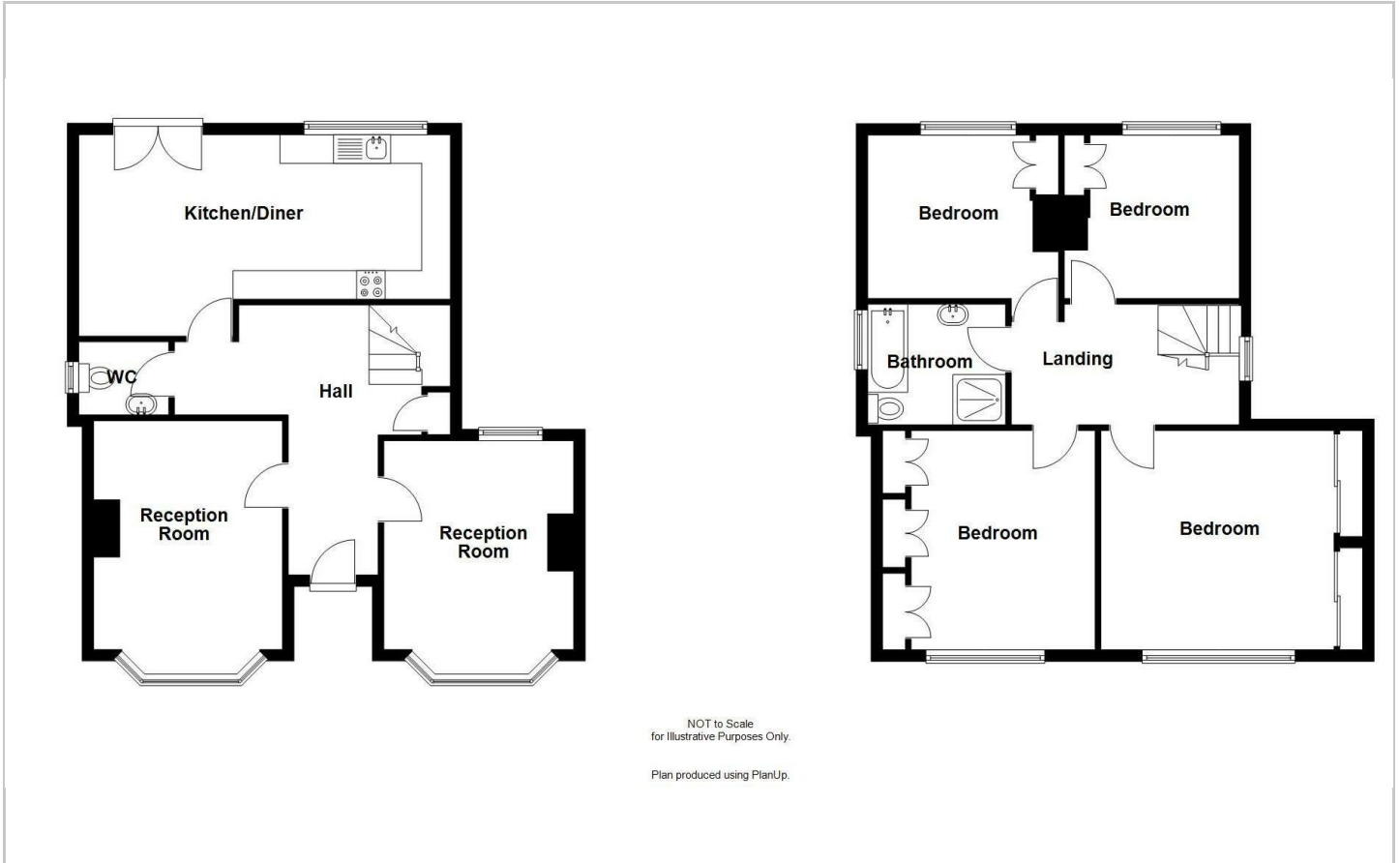
#### Council Tax Band

According to the Direct Gov website the Council Tax Band for 25, Blenheim Road, Moseley, B13 9TY is band E and the annual Council Tax amount is approximately £2,734.11, subject to confirmation from your legal representative.





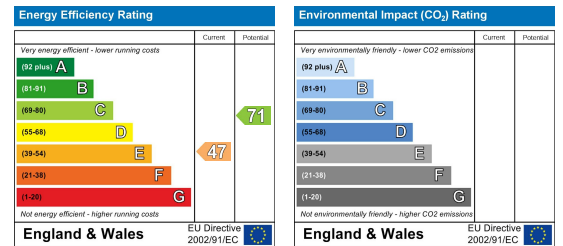
## Floor Plan



## 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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