

FREEHOLD



House - Council Tax Band A - EPC Rating: D

**5 KINGSWOOD ROAD, MOSELEY,  
BIRMINGHAM, B13 9AN**  
Guide Price

**£259,000**



# 5 Kingswood Road, Moseley, Birmingham, B13

## 9AN

Situated on Kingswood Road in the popular suburb of Moseley, this property presents a fantastic investment opportunity. The house is converted into two separate flats, making it an ideal choice for investors looking for a project, or for someone looking to convert the property back into a single dwelling.

Each flat has a spacious reception room, kitchen and bathroom, with the ground floor flat having 1 bedroom and access to a good-sized garden, and the second flat being a duplex with 2 bedrooms and attic storage. The layout allows for flexibility in use, whether as a single-family home or as two separate rental units.

The property is within walking distance of Moseley Village, which boasts several independent bars, restaurants and cafes. With many green spaces, outstanding schools, excellent bus links and train station connecting to nearby suburbs and the city centre.

### Front Exterior

This well-situated terrace house is set back behind a low brick wall with a small fore garden. There are decorative stone lintels above the front door and front bedroom window and detailed brickwork below the roof. The property is approached via a paved path and steps up to the UPVC front door.

### Communal Hallway

3'3" x 13'4"

With laminate flooring, 1 ceiling light fitting and cupboards housing the meters. Doors to both flats.

### Flat 1 hallway

2'4 x 15'2

With laminate flooring, 1 ceiling light fitting and under stair storage. Doors to reception room, bedroom and kitchen.

### Reception Room

13'2" x 13'3"

With carpeted flooring, 1 ceiling light fitting, 1 gas radiator and 1 gas fire. Large double glazed bay window to front aspect.

### Bedroom 1

11'1" x 11'1"

With carpeted flooring, 1 ceiling light fitting, 1 gas radiator and double-glazed window to rear aspect.

### Kitchen

8'10" x 14'4"

A step down leads to the kitchen with laminate flooring, partly tiled walls, 1 ceiling light fitting and 1 gas radiator. Matching wall and base units, stainless steel sink with mixer tap and drainer and space and fittings for appliances. Large double-glazed window to side aspect and frosted UPVC door to garden. Door through to inner hallway.

### Inner hallway

3'1 x 3'6

With laminate flooring, 1 ceiling light fitting and frosted double-glazed window to side aspect. Cupboard housing the Ariston boiler and door through to bathroom.

### Bathroom 1

5'4" x 5'5"

With wooden-effect vinyl flooring, partly tiled walls, 1 ceiling light fitting and 1 gas radiator. White suite comprising WC, pedestal sink with mixer tap and bath with mains shower attachment. Frosted double-glazed window to rear aspect.

### Flat 2 - Landing

5'4" x 8'11"

A carpeted staircase leads to the first floor landing, with 2 ceiling light fittings and doors to reception room, bedroom, bathroom and kitchen. Stairs lead to top floor bedroom and attic.

### Kitchen 2

8'11" x 13'7"

With laminate flooring, partly tiled walls, 3-light ceiling fitting and 1 gas radiator. Matching wall and base units, stainless steel sink with mixer tap and drainer and space and fittings for appliances. Double-glazed window to rear aspect and cupboard housing the Valliant boiler.

### Bathroom 2

5'11" x 7'5"

With laminate flooring, partly tiled walls, 1 ceiling light fitting and 1 gas radiator. White suite comprising WC, pedestal sink with mixer tap and bath with Triton electric shower above. Frosted double-glazed window to rear aspect.

### Bedroom 2

11'0" x 11'1"

With carpeted flooring, 1 ceiling light fitting, 1 gas radiator below double-glazed window to rear aspect.

### Reception Room 2

17'0" x 13'4"

With carpeted flooring, ceiling rose with 3-light fitting and coving detailing. 2 double-glazed windows to front aspect, 1 gas radiator and 1 gas fire.



**Landing 2**  
2'5" x 2'10"

Carpeted stairs lead to the second floor landing with 1 ceiling light fitting and doors to bedroom and attic storage.

**Bedroom 3**  
14'0" x 13'11"

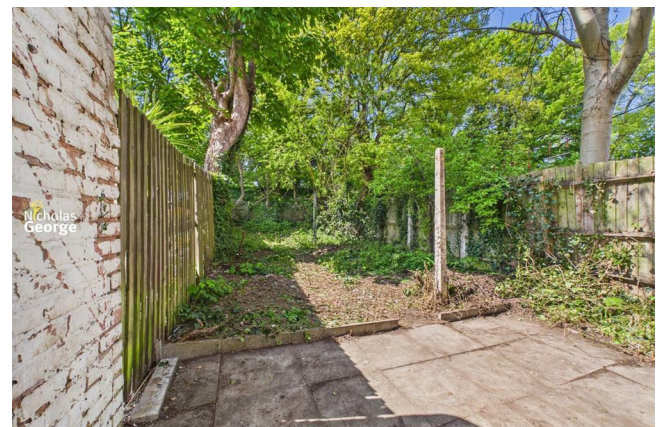
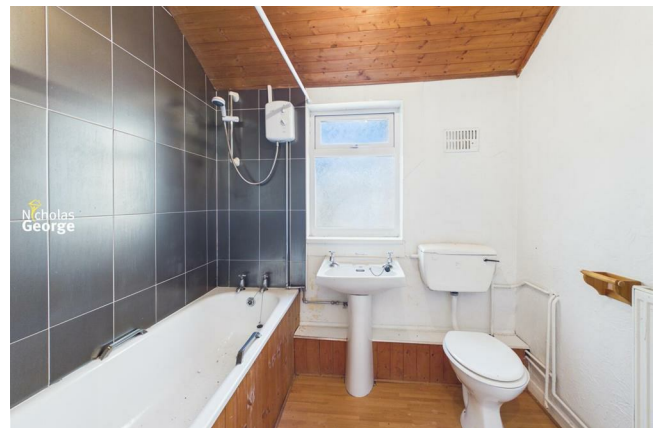
With carpeted flooring, 1 ceiling light fitting, 1 gas radiator and large Velux skylight.

**Attic Storage**

An attic space under the eaves with visible beams and ample room for storage.

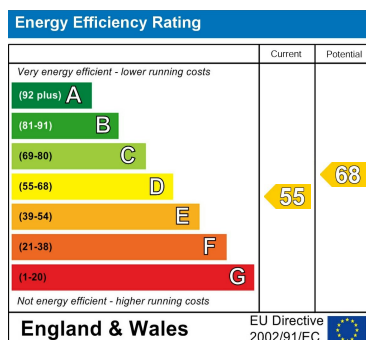
**Rear Garden**

Accessed via the ground floor kitchen, a paved patio leads to a lawn bordered by trees and fencing.





## Energy Performance Graph



## Tenure:

We understand the property is Freehold but interested parties should obtain verification from their own solicitor.

Council tax band A.

## Contact us:

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.