



94 Salisbury Road

Moseley, Birmingham, B13 8JY

Offers Over £575,000



LOVELY FOUR BEDROOM DETACHED FAMILY HOME WITH AMAZING SCOPE IN A GREAT LOCATION WITH NO UPWARD CHAIN! Located on Salisbury Road, this family home benefits from excellent access to nearby Moseley Village with its associated bars, coffee shops, restaurants and Moseley Train Station with local transport links into the City Centre, as well as being only a short walk from Moseley Park and Pool! The property itself offers a two car driveway on approach with a well maintained front garden. The ground floor comprises of a spacious hallway, two generous reception rooms, kitchen, utility room, lean-to, out-house with WC, garage and access to the rear garden which is 1/3 of an acre and well stocked with mature trees and shrubs! The first floor accommodation offers four bedrooms, a family bathroom and separate WC along with access to the loft. The Energy Efficiency rating is E. To arrange your viewing to fully appreciate this lovely home please contact our Moseley office to arrange a viewing today!



Approach

The property is approached via a driveway with shrubs to borders, lawn area and pathway leading to a front entry door opening into:

Porch

With ceiling light point, timber doors and windows and further door opening into:

Hallway

With two ceiling light point, central heating radiator, original style fireplace, picture rail, door opening into under stairs storage cupboard and doors opening into:

Reception Room One

14'7" x 10'4" (4.47 x 3.16)

With ceiling light point, picture rail, original feature fireplace, single glazed timber framed bay window to the front aspect and central heating radiator.

Reception Room Two

16'4" x 11'11" (4.99 x 3.65)

With ceiling light point, original feature fireplace, single glazed opaque window to the side aspect and single glazed timber framed bay window with accompanying timber framed French door giving access to the rear garden.

Kitchen

9'11" x 8'11" pantry 5'8" x 3'4" (3.04 x 2.72 pantry 1.75 x 1.04)

With lino to flooring, ceiling light point, wall and base units with work surface incorporating stainless

steel sink and drainer with two taps over, space for cooker, wall mounted boiler, tiling to splash backs, single glazed timber framed window to the rear aspect, pantry area with ceiling light point and single glazed opaque window to the rear aspect.

Utility

6'11" x 6'9" (2.13 x 2.07)

With tiled flooring, ceiling light point, sink and drainer with hot and cold taps, space for two fridge freezers and washing machine, wall mounted cabinets and door giving access to the outside.

Lean-to

With a slabbed patio area, access to garage, outhouse housing WC and side access to the rear garden.

First Floor Accommodation

With wooden framed window to the side aspect with partial secondary glazing, two ceiling light point, picture rail, loft access point and doors opening into:

Bedroom One

11'11" x 13'10" (3.64 x 4.24)

With built-in wardrobe, ceiling light point, original feature fireplace, picture rail, central heating radiator and timber framed original window to the rear aspect.

Bedroom Two

11'9" x 15'5" (3.60 x 4.70)

With original wooden floorboards, two ceiling light points, central heating radiator, original feature

fireplace, picture rail and single glazed timber framed bay window to the front aspect.

Bedroom Three

8'11" x 9'11" (2.73 x 3.04)

With ceiling light point, central heating radiator, picture rail, corner fireplace with wooden mantle piece and single glazed timber framed window to the front aspect.

Bedroom Four

9'10" x 9'4" (3.02 x 2.86)

With ceiling light point, central heating radiator, single glazing timber framed window to the rear aspect.

Bathroom

5'10" x 6'11" (1.80 x 2.13)

With central heating radiator, ceiling light point, tiling to walls, bath with hot and cold mixer tap and shower over, wash hand basin with hot and cold taps, storage cupboard, single glazed timber framed opaque window to the side aspect with secondary glazing.

Separate WC

2'7" x 6'11" (0.81 x 2.12)

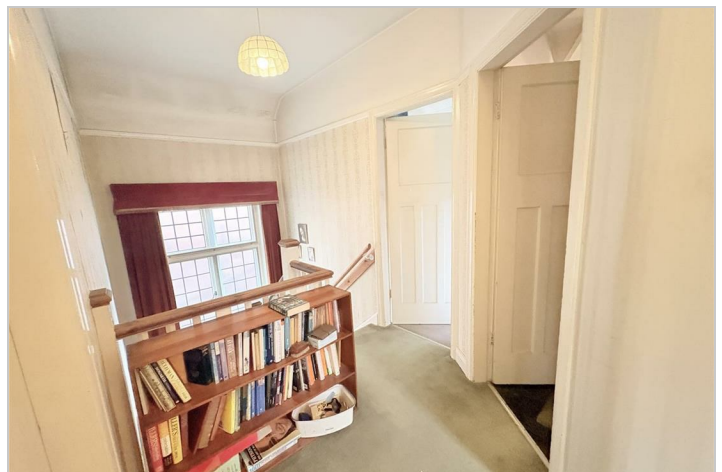
With lino to flooring, ceiling light point, single glazed timber framed window to the side aspect and low flush WC.

Rear Garden

With a patio area with well maintained flowerbeds, lawned area, a secret garden to the rear,

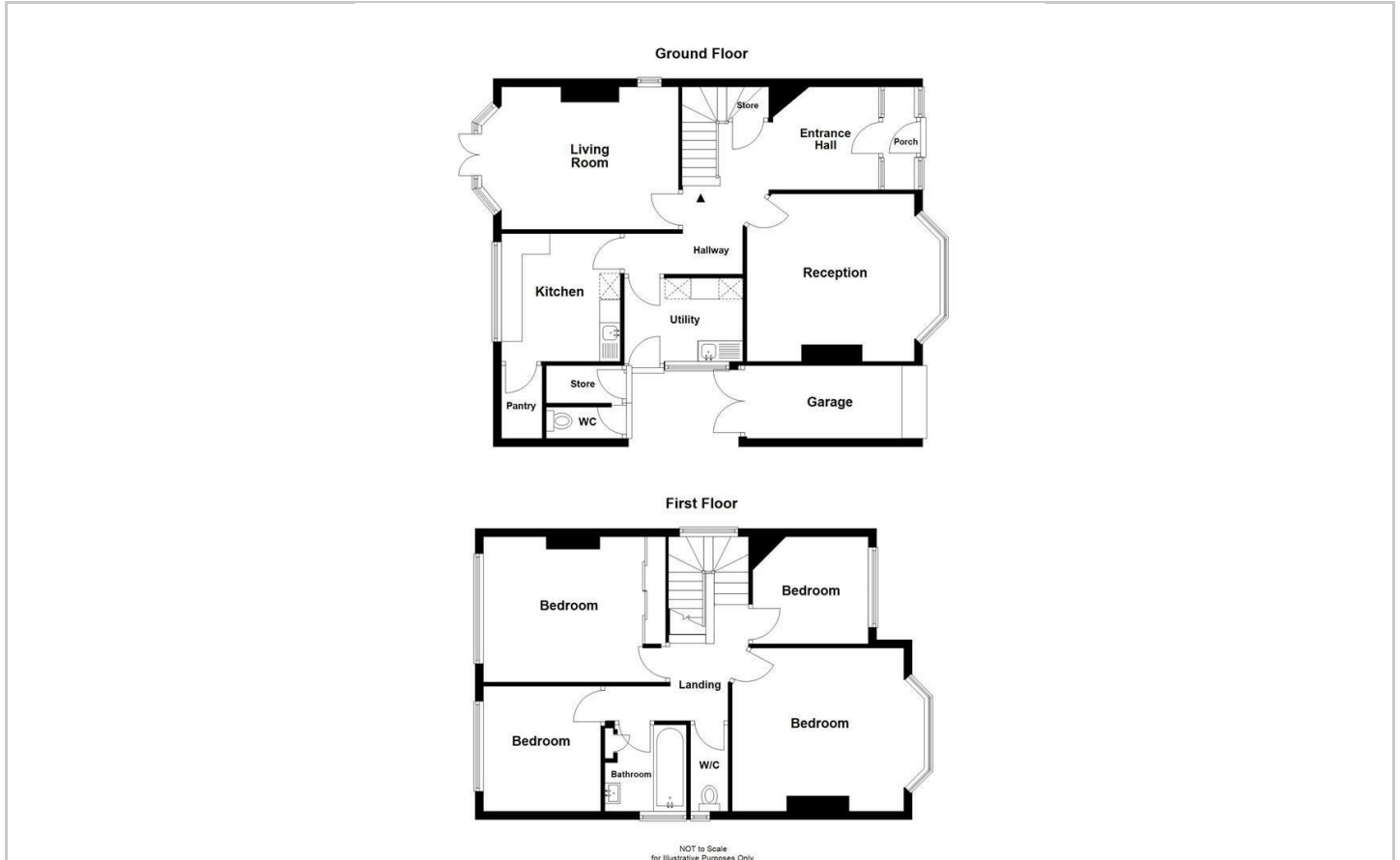
Council Tax Band

According to the Direct Gov website the Council Tax Band for 94 Salisbury Road, Moseley, Birmingham, B13 8JY is band F and the annual Council Tax amount is approximately £3,500.08, subject to confirmation from your legal representative.





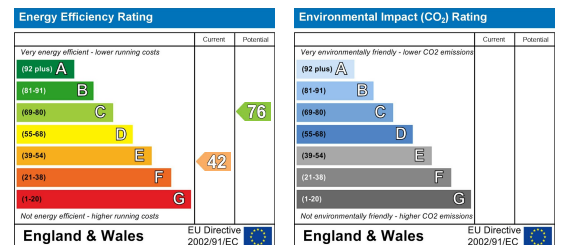
Floor Plan



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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