



Flat 2 40 Woodstock Road

Moseley, Birmingham, B13 9BE

Offers Over £245,000



****LOVELY TWO/THREE BEDROOM FLAT IN PERIOD BUILDING WITH A PRIVATE GARDEN**** We are delighted to offer to the market this most unique of homes that offers something a little different! The property itself has been stylishly modernised and offers flexible and spacious accommodation over two floors with a lovely blend of period features and modern fittings throughout. Located to offer good access into Moseley Village with all of its associated amenities and upcoming Moseley Train Station, this centrally heated and double (some triple) glazed accommodation briefly comprises; driveway with communal off road parking, private front entrance, entrance hallway, reception room with working gas fireplace and wooden flooring, second reception room that could also be used as a home office or third bedroom, breakfast kitchen, bathroom, utility room and a further staircase which gives rise to the third floor which offers a 'loft style' bedroom, second bedroom, guest WC, spacious landing / home office area and walk-in wardrobe. The property is further enhanced with its own rear private garden which is accessed from the front driveway. Energy Efficiency Rating TBC. To arrange your viewing please contact our Moseley office.



Approach

This three-storey, two bedroom maisonette is approached via a communal driveway providing off street parking for multiple vehicles with steps leading up to an original style hardwood private front entry door with frosted, stained glass in-sets and opening into:

Entrance Hall

With period style tiled floor covering, ceiling light point and stairs with contemporary light fittings above, rising to the first floor accommodation.

First Floor Landing

With exposed wooden floor covering, two ceiling light points, central heating radiator, inner walkway with stained glass window above which gives access into an inner lobby area with stairs rising to the second floor accommodation and exposed pine interior doors opening into:

Reception Room One

11'9" x 12'0" (3.60 x 3.68)

Accessed via a glazed interior door with accompanying period features and offering a double-glazed window to the rear garden aspects, decorative picture rail, ceiling light point with complimentary ceiling rose and central heating radiator.

Reception Room Two

13'8" x 12'4" (4.19 x 3.77)

With triple-glazed windows to the front aspects, exposed wooden floor covering, decorative picture rail, ceiling light point with complimentary ceiling rose, cornice to ceiling and in-set gas fire with decorative wooden surround and marble effect hearth.

Kitchen

12'9" x 9'6" (3.91 x 2.92)

Accessed from the hallway via bi-fold glazed interior doors: Offering a re-fitted selection of modern wall and base units, breakfast bar area, in-set ceramic sink and drainer with hot and cold mixer tap, tiling to splash back areas, space facility for a range cooker with in-built stainless steel splash back and extractor above, further space facility for an American Style fridge-freezer, exposed wooden floor covering, exposed wooden beams, ceiling light point, central heating radiator, Velux roof light to the side aspect and dual aspect double-glazed windows to the front and side aspects respectively.

Bathroom

7'1" x 8'5" (2.18 x 2.59)

With a contemporary bath with hot and cold mixer tap with mains powered rain effect double shower head above, low flush WC, wash hand basin on pedestal with hot and cold taps, black and white tiled floor covering, wall-mounted heated chrome towel rail, slate tiling to all splash back areas, in-built cupboards and frosted double-glazed window to the rear aspect.

Storage Cupboard

With a space facility for a washing machine, wall-mounted shelving units, ceiling light point and wall-mounted central heating boiler unit.

Second Floor Landing

The spacious second floor landing could be utilised as a reading area / home office space and offers a Velux roof light, central heating radiator and interior doors opening into:

Bedroom One

12'6" x 13'9" (3.81 x 4.19)

Loft style bedroom with dual aspect views via a triple glazed window to the front aspect and a double-glazed Velux roof light to the side aspect, exposed wooden beams to ceiling, ceiling light point and central heating radiator.

Bedroom Two

12'2" x 11'10" (3.71 x 3.63)

With a double-glazed window to the rear aspect, exposed wooden beams, ceiling light point and central heating radiator.

Guest WC

5'2" max x 4'0" (1.59 max x 1.24)

Via glass panel original style door: Offering a push button low flush WC, wash hand basin on pedestal, recessed spotlights to ceiling, exposed wooden floor covering and tiling to splash back areas.

Walk-In Wardrobe

Accessed via double-opening wooden doors: With exposed wooden floor covering and wall-mounted light point.

Private Rear Garden

Accessed via the front garden and via the ground garden area: Offers mature lawns and further gravel patio area

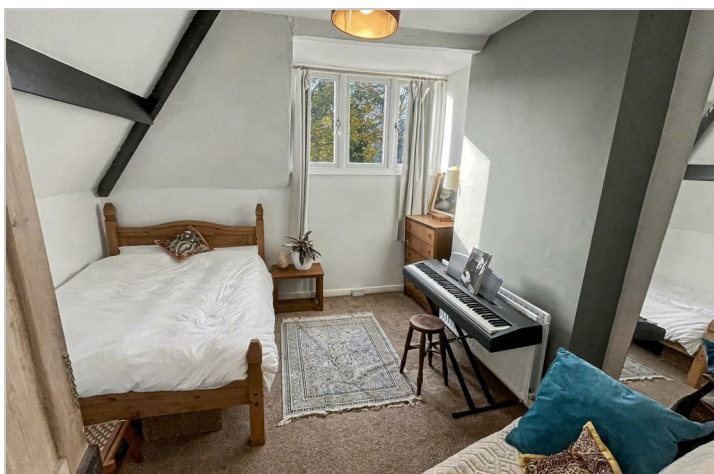
suitable for decking or patio conversion, pitched roof timber shed, decorative raised and landscaped flowerbeds and fencing to borders.

Tenure

We have been informed by our vendors the property is Leasehold and that the lease term remaining is approximately 100 years, the ground rent is approximately £10.00 per annum and the service charges are approximately £366.47 per annum (for the year 2025-2026) (subject to confirmation from your legal representative).

Council Tax Band

According to the Direct Gov website the Council Tax Band for Woodstock Road, Moseley, Birmingham, B13 9BE is band A and the annual Council Tax amount is approximately £1,491.33, subject to confirmation from your legal representative.





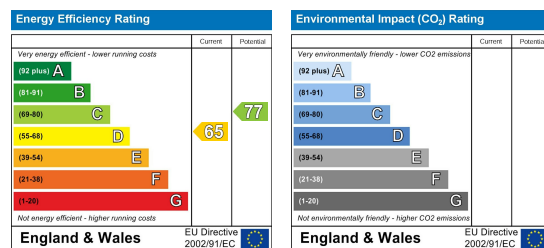
Floor Plan



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



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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.