1 Woodstock Road

Moseley, Birmingham, B13 9BB

Offers Over £600,000

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****LOVELY SIX BEDROOM SEMI-DETACHED FAMILY HOME IN PRIME MOSELEY LOCATION** Lovely family six bedroom semi-detached period home ideally located, being just a short stroll into Moseley Village with all of the highly regarded amenities including shops, coffee shops, restaurants and bars and not to mention the local transport links into the City Centre, including Moseley Train Station, which is due to open soon! This family home offers an abundance of original features. The property comprises of front driveway with space for multiple cars, entrance hall, three reception rooms, cellar, kitchen, conservatory, downstairs WC and shower room, garage and well maintained rear garden. To the first floor there are three bedrooms and a family bathroom and further stairs giving rise to the second floor with three further bedrooms and a study/bedroom. Energy Efficiency Rating D. To fully appreciate this accommodation on offer please contact our Moseley office.**

Approach
The property is approached via a paved driving with space for multiple car and leads to a UPVC entrance door with glazed window opening into:

Hallway
With wooden laminate to flooring, central heating radiator, ceiling light point, stairs giving rise to the first floor landing, door opening into basement and door opening into:

Ground Floor WC
2'11" x 5'11" (0.89 x 1.81)
With a wall mounted 'Vaillant' combination boiler, double glazed opaque window to the side aspect, ceiling light point, tiling to flooring, tiling surround, sink on pedestal with mixer tap over and low flush WC.

Reception Room One
13'5" x 17'1" into bay window (4.11 x 5.22 into bay window)
With double glazed bay window to the front aspect, ceiling light point, continued laminate to flooring and central heating radiator.

Reception Room Two
13'10" x 13'0" (4.24 x 3.97)
With continued wooden laminate flooring, central heating radiator, ceiling light point and double glazed patio doors giving access into the conservatory.

Reception Room Three
8'1" x 24'3" (2.48 x 7.41)
With door opening into useful storage cupboard, continued laminate flooring, central heating radiator, two ceiling light points, two double glazed windows overlooking the conservatory and further door opening into:

Conservatory
12'1" x 15'4" (3.70 x 4.69)
With double glazed patio door giving access to the rear garden, double glazed windows to the side aspect, wall mounted light point, door giving access into the reception room two and further door opens into:

Kitchen
11'1" x 8'5" (3.38 x 2.58)
With tiling to flooring, wall and base units with marble effect work surfaces, cooker and 'Baumatic' gas hob with extractor over, space for fridge freezer, stainless steel sink with multiple drainer with mixer tap over, double glazed window to the side aspect, ceiling strip light, tiling to splash backs an d open walkway into:

Inner Lobby Area
With central heating radiator, double glazed door giving access to the rear garden, double glazed window to the side aspect and door opening into:

Ground Floor Shower Room
4'9" x 7'9" (1.47 x 2.37)
With low flush WC, sink on pedestal with mixer tap over, walk-in shower with Titin shower over, double glazed opaque window to the rear aspect, wall mounted extractor fan, ceiling light point and central heated towel rail.

Cellar
Not Inspected

First Floor Accommodation
From hallway stairs gives rise to the first floor landing with ceiling light point, stairs gives rise to the second floor, ceiling light point and doors opening into:

Bedroom One
13'11" x 14'0" (4.26 x 4.29)
With two double glazed windows to the front aspect, ceiling light point and central heating radiator.

Bedroom Two
13'10" x 13'1" (4.24 x 3.99)
With double glazed window to the rear aspect, ceiling light point and central heating radiator.

Bedroom Three
8'7" x 16'6" (2.63 x 5.03)
With door opening into storage cupboard providing useful storage, coving to ceiling, double glazed window to the rear aspect, ceiling light point and central heating radiator.

Bathroom
7'6" x 5'10" (2.31 x 1.80)
With tiling to flooring, tiling to walls, central heating towel rail, low flush WC, sink on pedestal with mixer tap over, bath with mixer tap and Triton shower over, double glazed opaque window to the front aspect and ceiling spotlights.

Top Floor Accommodation
From the first floor landing stairs gives rise to the top floor landing with loft access point, ceiling light point and doors opening into:

Bedroom Four
14'0" x 13'1" (4.28 x 3.99)
With two double glazed windows to the side aspect, ceiling spotlights and central heating radiator.

Bedroom Five
13'11" x 12'7" (4.25 x 3.86)
With central heating radiator, ceiling light point and double glazed window to the front aspect.

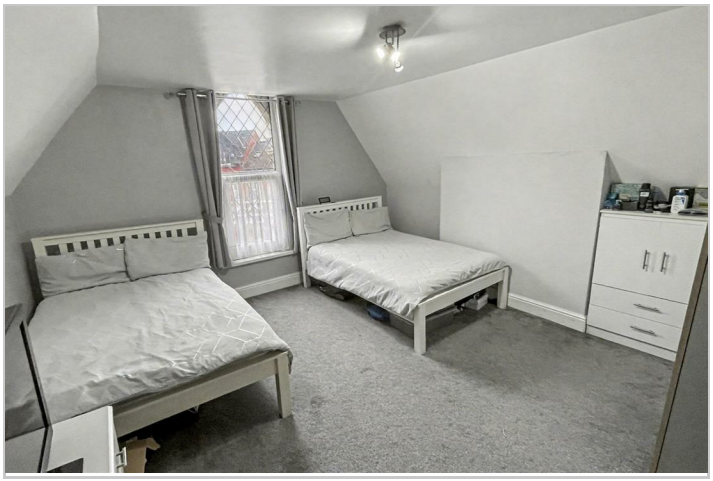
Bedroom Six
8'0" x 11'10" (2.44 x 3.63)
With Velux window, ceiling light point and central heating radiator.

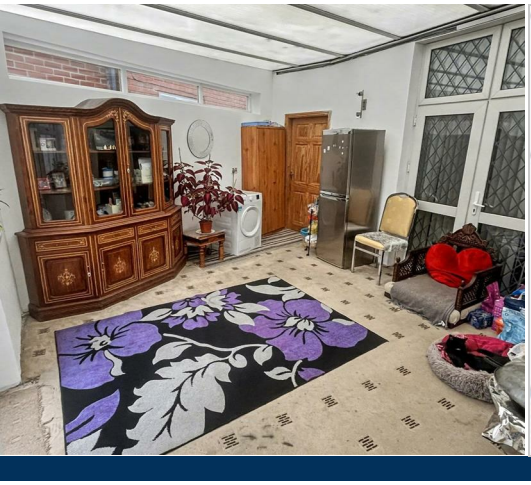
Study/Bedroom
7'4" x 5'11" (2.25 x 1.81)
With double glazed window to the front aspect, ceiling light point and wooden laminate to flooring.

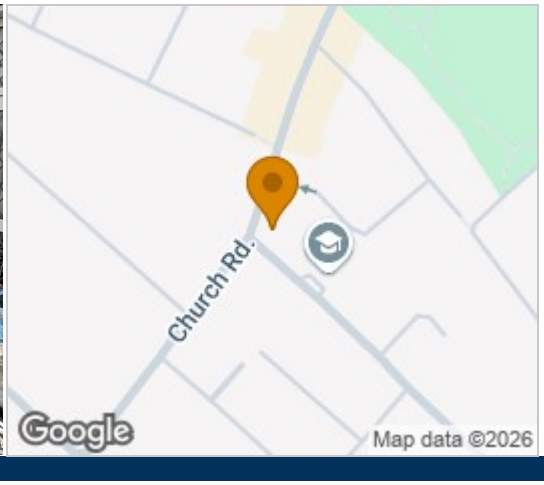
Garage
25'2" x 10'3" (7.68 x 3.13)
With ceiling light point and metal up and over door.

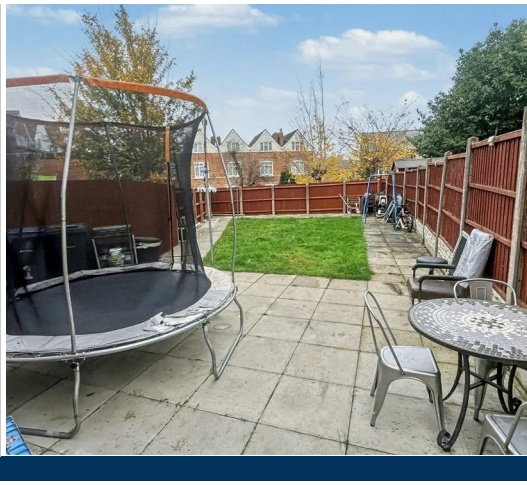
Rear Garden
With a paved patio area leading to lawn turfed area and being finished with fencing to borders.

Council Tax Band
According to the Direct Gov website the Council Tax Band for 1 Woodstock Road Moseley, Birmingham, B13 9BB is band D and the annual Council Tax amount is approximately £2,237.00, subject to confirmation from your legal representative.

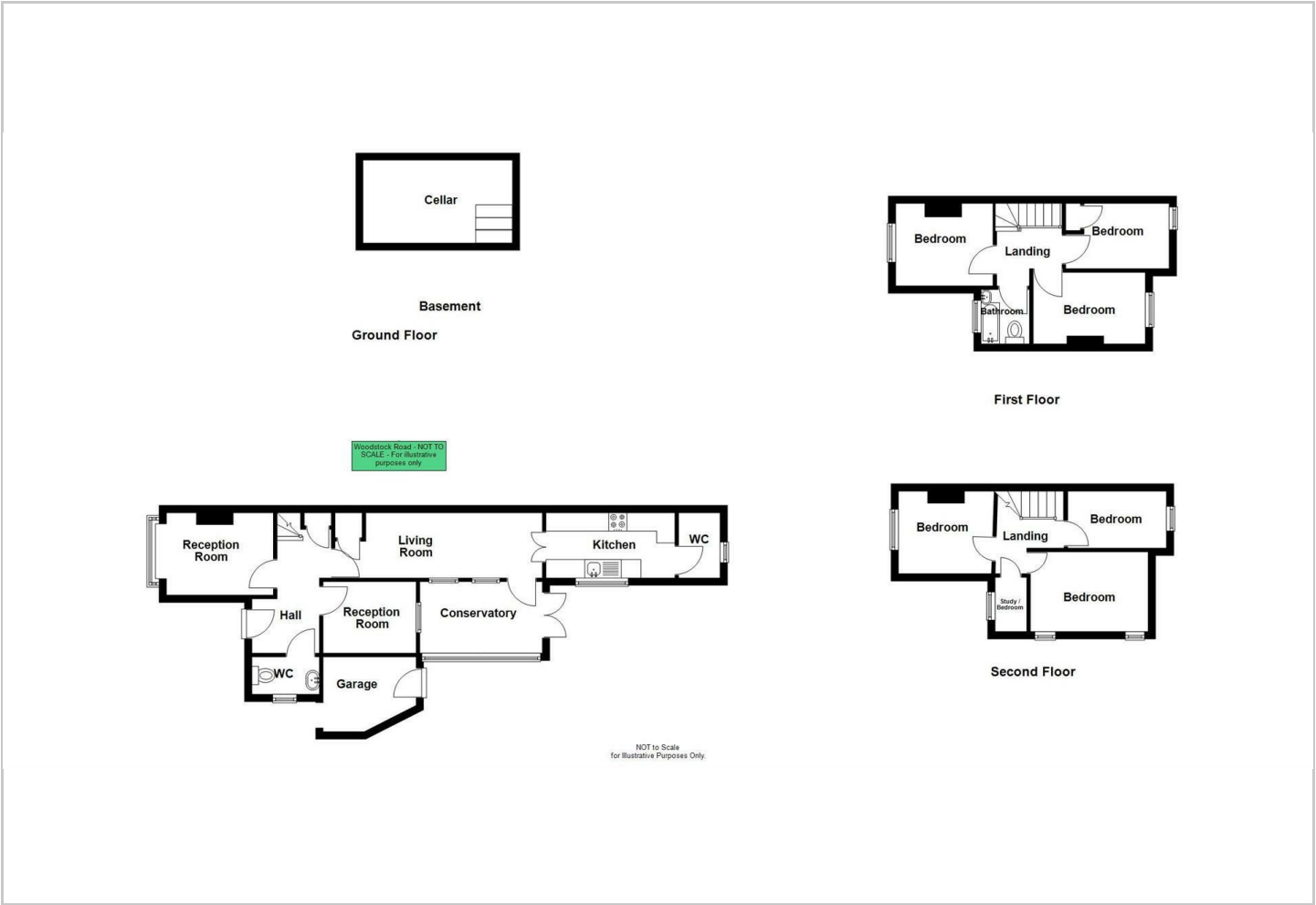








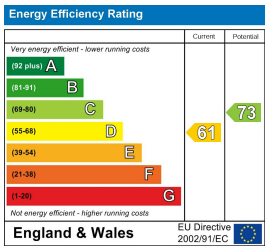
Floor Plan

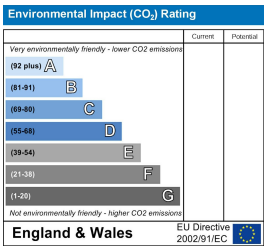


Viewing

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





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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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