






13 ST AGNES ROAD, MOSELEY

Birmingham, B13 9PH



AN OUTSTANDING ARTS AND CRAFTS HOUSE

A handsome period residence with stylish interiors and within walking distance of Moseley village amenities.

			EPC
6	3	4	TBC

Local Authority: Birmingham City Council

Council Tax band: G

Tenure: Freehold

Services: Mains electricity, water, gas, and drainage.

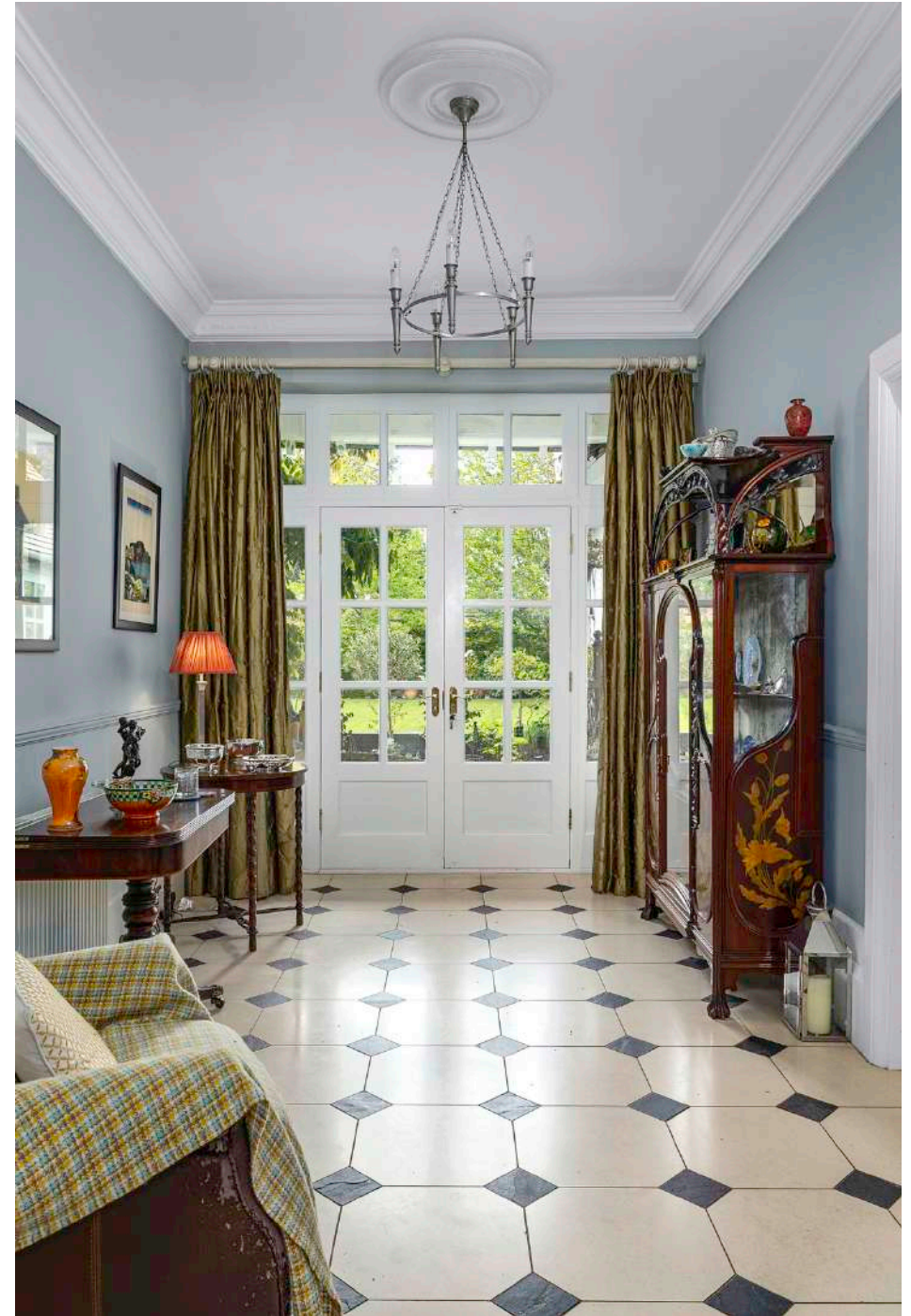
Offers in excess of: £1,750,000



13 ST AGNES ROAD

A distinguished Arts and Crafts residence of considerable scale and presence, set within beautifully established grounds on one of the area's most desirable tree-lined roads. Extending to over 5,500 sq. ft, the house combines elegant period architecture with an adaptable and versatile layout, offering a rare balance of character, space and privacy.

Approached via a sweeping driveway framed by mature planting, the property offers an impressive façade with white-rendered elevations and deep bay windows. Internally, the house unfolds with a quiet sense of grandeur. A generous reception hall leads to a sequence of beautifully proportioned rooms, each enjoying excellent natural light and a strong connection to the garden.







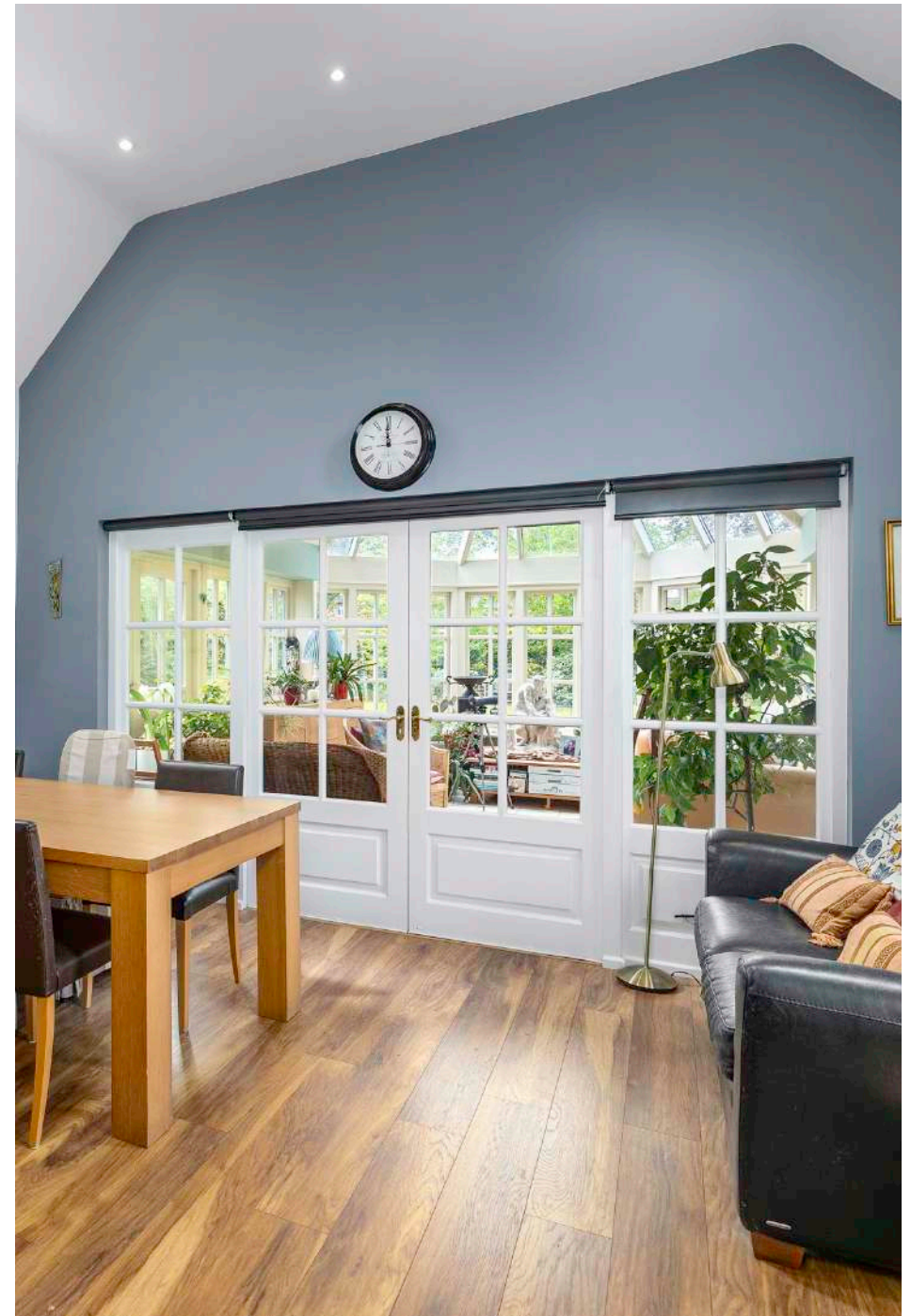


THE PROPERTY

The principal sitting room, with its wide bay and garden outlook, offers an excellent setting for both formal and informal entertaining. A substantial dining room sits adjacent, ideally configured for entertaining on a larger scale, while a separate family room provides a more relaxed, everyday living space.

At the heart of the home, the kitchen is well positioned and includes a breakfast area. The garden room is found beyond and is a light-filled space that opens onto the garden.

A study offers a quiet retreat for home working, complemented by practical spaces including a utility room, cellar storage and an integral garage.







UPSTAIRS

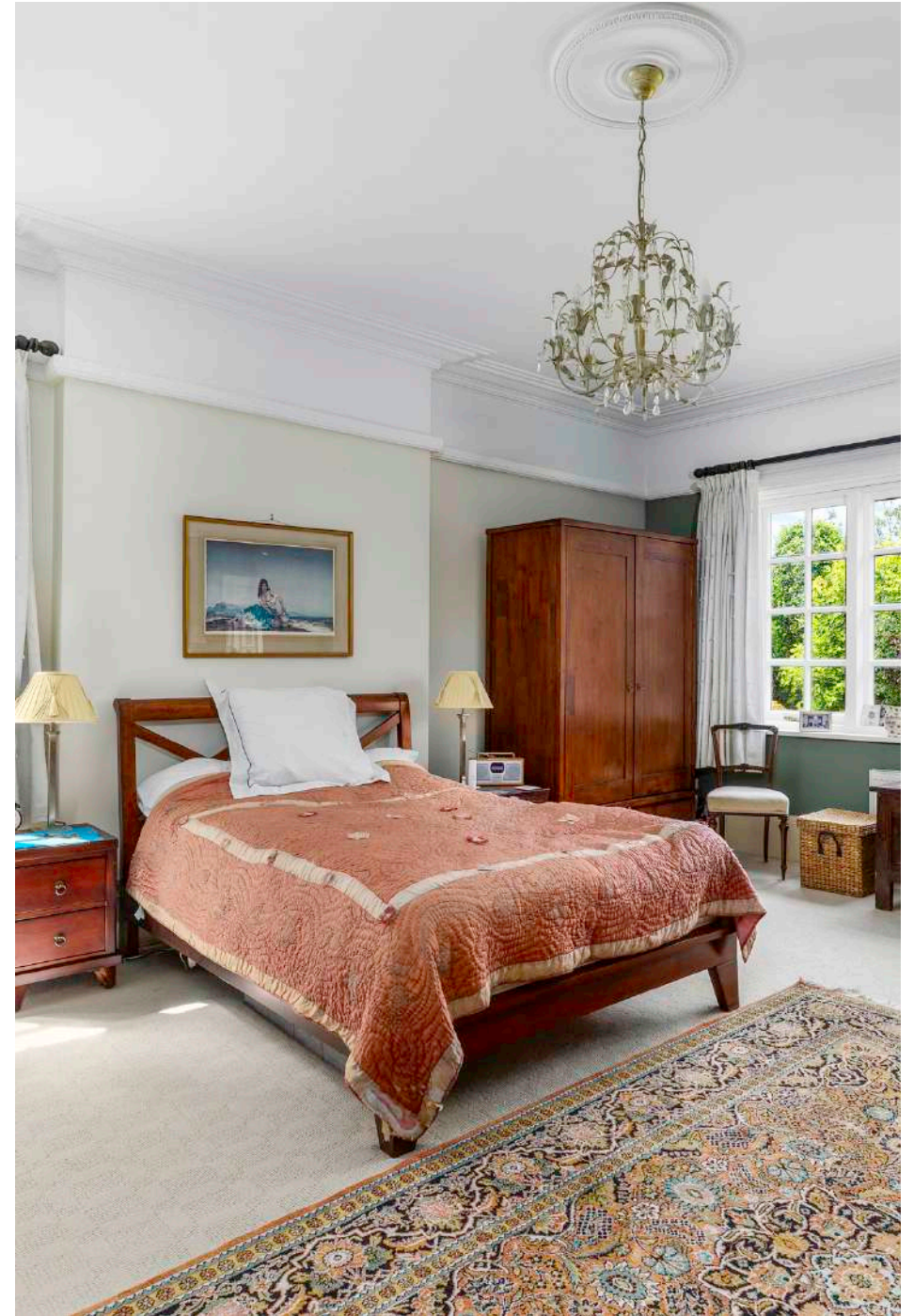
The first and second floors provide extensive and versatile bedroom accommodation arranged over two levels. The principal bedroom suite is particularly impressive, generous in scale and complemented by an en suite bathroom.

A further three bedrooms on the first floor are well-proportioned and served by family bathroom facilities.





On the upper floor, additional accommodation provides flexibility for guests, older children or live-in support, including a further bedroom with dressing room and access to a bathroom, together with an additional study or sitting room space, which could be used as a further bedroom if required.





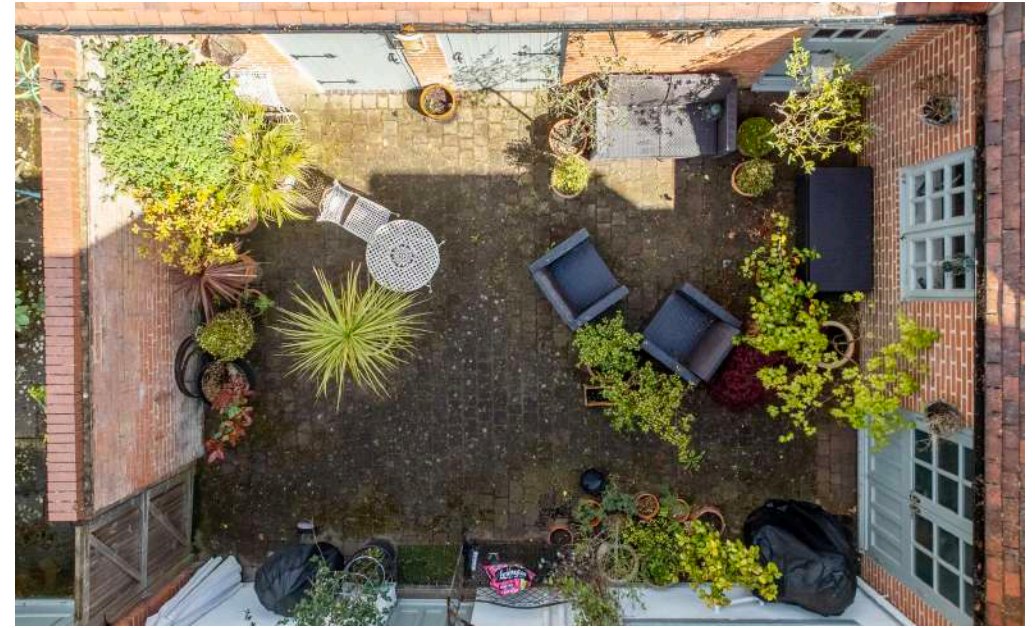


GARDENS & GROUNDS

Offering a substantial front and rear plot, the gardens and grounds extend to approx. 0.5 acres. An expansive in and out driveway meanders through mature planting to the front of the house and leads to several parking areas as well as the integral garage. To the rear, an expansive lawn stretches away from the house, bordered by deep, well-stocked planting and mature trees that provide both privacy and seasonal interest.

The setting is notably peaceful, with a strong sense of seclusion despite the property's convenient location. Spaces for outdoor dining, children's play and quiet enjoyment are all easily accommodated within the generous plot.





LOCATION

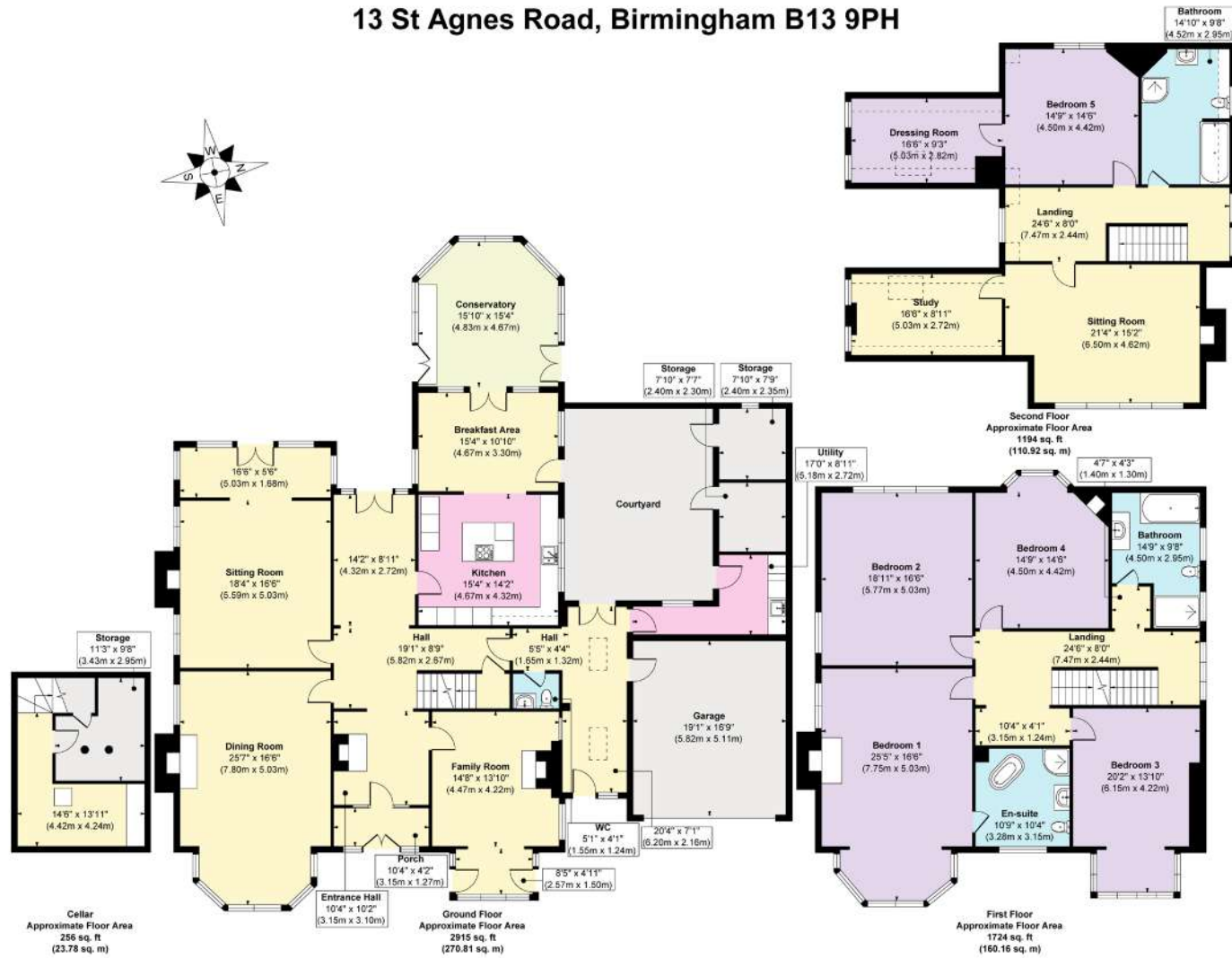
St Agnes Road sits within the dedicated St Agnes Conservation area, within walking distance of Moseley village centre; local amenities include a selection of restaurants and pubs, a variety of shops including M&S food and a local farmers market. Moseley Church of England primary school is approximately a 15 minute walk away. Edgbaston Cricket Ground, The Midlands Arts Centre and Cannon Hill Park are all just over a mile away. It is around 15 minutes' drive to Birmingham City Centre - and the mainline railway stations, New Street and Moor Street, from which there are excellent cross-country and London bound services. It is also 15 minutes by car to Solihull railway station where there is plentiful parking and the onward route to Marylebone. Moseley Village and Kings Heath new commuter stations are also only a 15 minute walk away. Birmingham International Airport and the NEC are 25 minutes by car.







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Approx. Gross Internal Floor Area
Main House = 5514 sq. ft / 512.26 sq. m
Cellar = 256 sq. ft / 23.78 sq. m
Garage = 319 sq. ft / 29.63 sq. m

FOR ILLUSTRATIVE PURPOSES ONLY. MEASUREMENTS ARE APPROXIMATE - NOT TO SCALE
 The position & size of doors, windows, appliances and other features are approximate only.
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