



85 REDDINGS ROAD

MOSELEY, BIRMINGHAM B13 8LP

Robert Powell
RESIDENTIAL SALES & LETTINGS

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£1,250,000

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An extended and beautifully modernised Arts and Crafts detached house offering an impressive 3,767 sq ft (350 sq m) of immaculately presented accommodation set in a mature south facing plot. Large open-plan kitchen, two reception rooms, five bedrooms and four bathrooms, annexe, garage, good driveway parking.

Location

Reddings Road is a popular address in Moseley, located some 3 miles to the south of Birmingham City Centre. The property is within a quarter of a mile of Cannon Hill Park and also falls within the catchment area for the much sought after King Edward VI Camp Hill Grammar School which is one of the country's leading non-fee paying schools. Shops, bars and restaurants can all be found in nearby Moseley Village which is less than a mile away, as is Moseley Village railway station which provides direct access to Birmingham New Street Station, approximately 10 minutes down the line.

Description & Accommodation

85 Reddings Road was built in circa 1903 and has a wealth of attractive Arts and Crafts features including stained glass windows, decorative door architraves, a beautiful inglenook fireplace, and lovely large bay windows. The property was comprehensively refurbished in 2012 which included extensive plumbing, heating and electrical works, high-quality new replica double glazing to the rear (the front windows have been more recently replaced), fabulous rear kitchen extension, and conversion of the coach house to form additional accommodation.

The house is entered via an open porch and through a decorative part leaded and stained glass front door with matching window beside. The reception hall is an excellent size and has high quality Karndean parquet style floor and painted exposed beams to the





ceiling. There is a cloaks cupboard, under-stairs storage cupboard and a stylishly fitted cloakroom WC.

There are two large reception rooms; a formal dining room to the front with a bay window and feature fireplace with coal effect gas fire. To the rear is a splendid sitting room with a wide curved bow window with central door to the garden. The focal point of this large room is an exquisite inglenook fireplace with decorative windows either side as well as fitted seats and a modern log-burner.

The kitchen is the true hub of the house, and extending to over 550 sq ft (50 sq m) it is a wonderfully sociable space. The kitchen area is fitted with high quality slate grey hand-painted base and wall units with black and white granite work-surfaces. There is a large central island unit with breakfast bar and quality appliances including combination microwave oven, steam oven, conventional oven, two warming drawers as well as full height integrated fridge and freezer, integrated dishwasher, wine cooler and 5 ring gas hob.

To the far end of the kitchen is the living and dining area, perfect for relaxing and entertaining whilst enjoying delightful views of the garden. A large roof lantern and full height glazing with sliding doors to two elevations allows maximum natural light to pour into the room, whilst under-floor heating ensures that the room remains warm and inviting all year round despite its size. A door off the kitchen leads to the fitted utility room off which is the boiler room. A door off the utility room leads out to a covered passageway which in-turn leads to the coach house/annexe accommodation.

On the first floor are three double bedrooms and a house bathroom. The master bedroom has been created by combining two former rooms and has a large bedroom area with bow window overlooking the rear garden. There is a superb fitted dressing room with high quality bespoke fitted wardrobes and drawers. Double sliding doors open into the luxuriously finished en suite bathroom with large shower enclosure, twin wall mounted wash basins with drawer units beneath, WC, two chrome ladder style towel radiators, fully tiled floor and walls.

Bedroom two has a bay window to the front and a good-sized en suite shower room. Bedroom 3 is a larger room, also with bay window to the front and with extensive fitted wardrobes to one wall. The house bathroom is beautifully fitted with full tiling to





the floor and walls, attractive oval shaped freestanding double-ended bath, separate shower enclosure, WC, wall-hung wash basing with fitted drawer unit beneath, chrome ladder style towel radiator.

On the second floor, the landing has been cleverly opened into the roof space to create a charming reading area which could make an ideal study if desired. Bedroom four is an excellent size and clever use has been made of the roof space to provide plenty of fitted wardrobes. Bedroom 5 is currently used as a study but could comfortably accommodate a double bed if required. There is a shower room serving the second floor which has shower enclosure, wash basin, WC, and fitted eaves storage cupboards.



Coach House/Annexe

To the right hand side of the house ancillary accommodation has been created to provide flexible additional living/amenity space. To the ground floor there is a fitted kitchenette and breakfast area and stairs lead up to the large first floor room. There is space up here for a bedroom and bathroom if required, but it is also ideal as a home office, studio, games room, or gym.

Outside

To the front of the house is a good-sized block paved driveway providing parking for several vehicles. There is a single garage with power and lighting. To the rear is a delightful south-facing garden with sun terrace, central lawn, well-stocked mature borders, integrated irrigation system, feature lighting, garden shed and a charming summer-house with power and lighting.

General Information

Security: There is a comprehensive zoned alarm system as well as a CCTV system with cameras to the front and rear of the property.

Services: All mains services are understood to be available and connected. The property is heated by way of gas fired radiator central heating with under-floor heating in the kitchen.

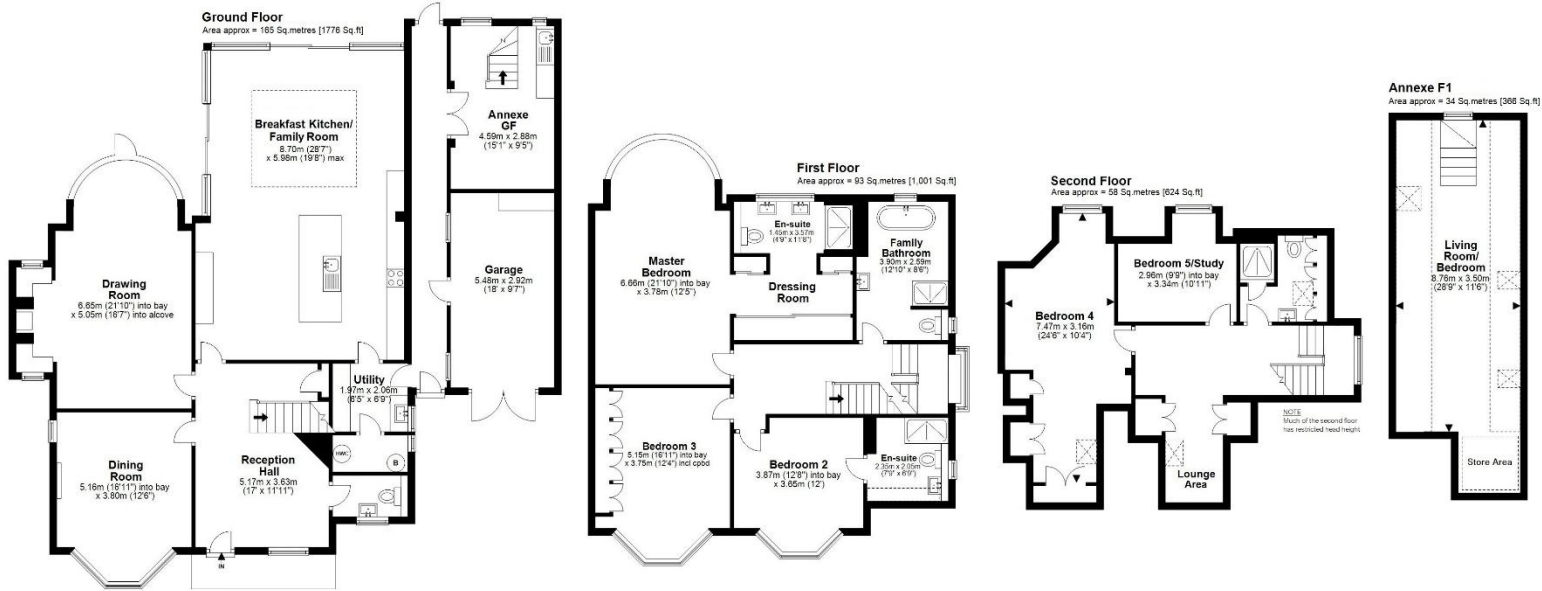
Tenure: We understand that the property is freehold however you should seek verification via your solicitor.

Council Tax: Band G.





85 Reddings Road Moseley Birmingham B13 8LP
Total area = approx 350 Sq.metres [3,767 Sq.ft]



Disclaimer
Floorplan produced for illustrative purposes only.
Measurements are approximate only with 10% tolerance.
Area calculations are approximate only with 10% tolerance.
Please check all information prior to making any decisions.
Floorplan designed by Daniel Raine Ltd www.danielraine.co.uk



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

7 Church Road, Edgbaston, B15 3SH
Tel: 0121 454 6930
Fax: 0121 454 3676
Email: sales@robertpowell.co.uk
www.robertpowell.co.uk

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