



Church Road, Moseley, Birmingham



112 Church Road, Moseley, Birmingham, B13

This handsome Grade II listed Victorian home has been lovingly updated by the current owners, the attention to detail is evident throughout. Beautifully appointed the property retains many of its wonderful period features including high ceilings, plaster coving, picture rails, open fireplaces and large sash windows.



Guide price: £699,000

Tenure: Freehold

Local authority: Birmingham City Council: 0121 303 6789

Council tax band: C

Location

Church Road is situated a short, 4 minute walk from Moseley village centre; local amenities include a selection of restaurants and pubs, a variety of shops including M&S food, Moseley Park and Pool, and a local farmers market. Edgbaston Cricket Ground, the Midlands Arts Centre and Cannon Hill Park are all just over a mile away.

The highly rated Moseley C of E Primary school is 4 minutes' walk and King Edward VI Camp Hill Grammar Schools are 1.5 miles away. The University of Birmingham is 2.5 miles and Queen Elizabeth Teaching Hospital is 4 miles. It will only be 4 minutes' walk to Moseley Village railway station, which is now under construction and due to open in late 2023. From here it will be 8 minutes direct to New Street Station and Birmingham City Centre.



Reception hall

The property

Approached directly from Church Road the property sits behind a small, walled foreyard.

The front door is set within an arched doorway with a large fanlight window above, typical of the period. The light and spacious reception hallway has a superb wooden parquet floor providing a sense of warmth to the space. Doors radiate to the principal reception rooms. There is a large useful storage cupboard and a staircase rises to the first floor and also down to the cellar.

The large drawing room has a sash window overlooking the front aspect and floods the room with natural light. The open fireplace creates a lovely focal point for this warm and inviting room.

The sitting room is located at the rear of the house with French doors overlooking the rear patio courtyard and onward garden. The open fireplace is another lovely focal point.

The quirky dining room is a lovely space. Warm and inviting a log-burning stove sits in the large, painted brick fireplace. A window overlooks the rear patio courtyard and a door flows through to the kitchen making this a wonderful room for formal dining or enjoying food with family and friends.

The superb galley style kitchen is fitted with a good range of wall and floor mounted cupboards, with pale wood work surfaces over. The gorgeous cream Aga is set within an arched Inglenook and adds real character to the space. There is a stable door out to the patio courtyard making this a perfect spot for a kitchen garden.

The accommodation flows on into the separate utility room with a useful cloakroom/ WC and a door out to the patio courtyard and onward garden. The utility room would double as an excellent boot room for kicking off dirty winter walking boots.



Drawing room



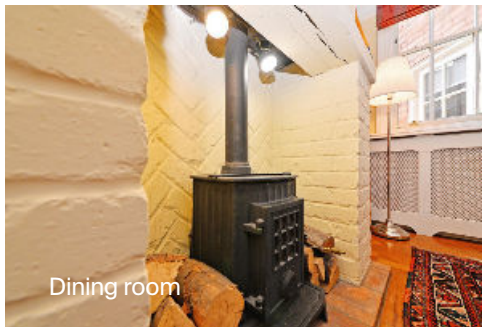
Dining room



Sitting room



Kitchen



Dining room



Kitchen



Drawing room

Wonderful
character features
throughout

Upstairs

The staircase rises to the first floor landing area where three of the four bedrooms along with the family bathroom are located. All of the rooms to this floor enjoy lovely feature fireplaces.

The principal bedroom is spacious with a window overlooking the rear garden providing lovely views.

Bedroom two is of a good size and also enjoys views over the rear garden. Two steps lead down into the en suite shower room.

Bedroom three is also spacious and sits at the front of the house with views over the front aspect. The current vendors use this room as a study/home office.

The family bathroom is delightful. A free-standing bathtub provides the perfect place for pre-bed relaxation.

A further flight of stairs with a skylight window overhead rises from the first floor landing to the second floor where the fourth bedroom is located. This large space would work very well as a hobby room/studio. There is a large storage cupboard housing the boiler and hot water tank and access to the attic space.



Principal bedroom



Family bathroom



Bedroom two



Bedroom three



Bedroom two en suite



First floor landing



Bedroom four

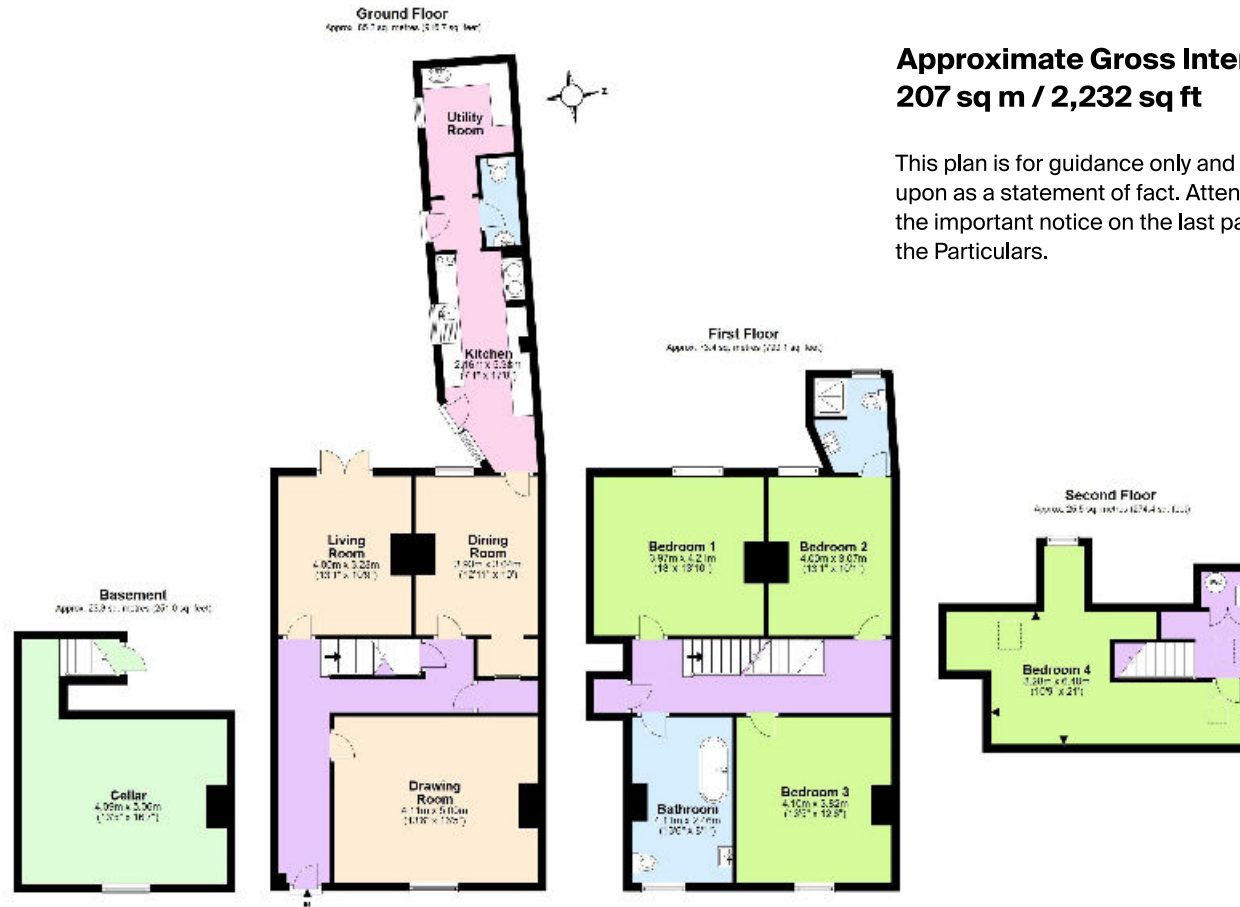
Lovely, flexible
bedroom
accommodation

Gardens

The idyllic garden is a haven of peace and tranquillity. The terrace patio provides a superb flow from the internal accommodation to the pretty garden space.

Part walled and very private a side courtyard would be an excellent location for a kitchen container herb garden. A pathway leads to a level lawn with beautiful mature planted borders providing colour and interest. A lovely silver birch stands tall at the bottom of the garden and a small feature pond adds further interest.





Approximate Gross Internal Floor Area 207 sq m / 2,232 sq ft

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.

Knight Frank
Birmingham
103 Colmore Row
Birmingham
B3 3AG
knightfrank.co.uk

I would be delighted to tell you more
Sarah Briggs
0121 233 6468
sarah.briggs@knightfrank.com



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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