



## 7 Anderton Park Road

Moseley, Birmingham, B13 9BQ

Offers In The Region Of £375,000





Lovely detached family home located in a popular location on the edge of Moseley. Offering excellent access into Moseley 'Village' with all of its associated amenities including coffee shops, cafes, bars, restaurants, shopping facilities and good transport links in the City Centre and the upcoming Moseley Train Station. Offering an abundance of period character throughout and in brief the accommodation is currently split into a downstairs living space and upstairs. The downstairs consists of; kitchen, two reception rooms, cellar, shower room and bedroom with access to a landscaped rear garden. To the first floor there are two bedrooms with one utilised as a living room, kitchen/diner, bathroom, storage room and stairs leading to the top floor. The top floor consists of a bedroom and a loft/office space. Energy Efficiency Rating E. The property further benefits from central heating and double glazing. To arrange your viewing to fully appreciate the accommodation on offer please contact our Moseley office.



### Approach

The property is approached via a tarmac driveway with mature trees and shrubs to borders leading to a front entry door opening into:

### Inner Vestibule

With a further door opens into:

### Hallway

With stairs giving rise to the first floor accommodation, door opening into under stairs storage cupboard housing the washing machine, ceiling light point, single glazed opaque door giving access to the rear garden, central heating radiator and further doors opening into:

### Reception Room

11'0" x 12'2" (3.37 x 3.72)

With a feature fireplace with tiled surround and tiled hearth, ceiling light point, decorative ceiling rose, picture rail, double glazed window to the rear aspect and door opens into:

### Front Reception Room

15'11" into bay x 12'1" (4.86 into bay x 3.69)

With double glazed bay window to the front aspect, picture rail, ceiling light point with decorative ceiling rose, wooden flooring, central heating radiator and gas fireplace with tiled surround and hearth and wooden mantle piece.

### Kitchen

15'10" x 9'10" (4.85 x 3.01)

With lino to flooring, central heating radiator, double glazed window to the side aspect, two ceiling light

points, wall and base units with marble effect work surfaces incorporating stainless steel sink and drainer with mixer tap over, gas hob with extractor over and cooker, tiling to splash backs and space for fridge freezer and dishwasher.

### Inner Lobby

With central heating radiator, double glazed window to the side aspect, ceiling light point and doors opening into:

### Ground Floor Shower Room

5'9" x 6'7" (1.76 x 2.03)

With a walk-in shower cubicle with shower and rainfall attachment over, sink in vanity unit with mixer tap over, low flush WC, ceiling spotlight, wall mounted extractor fan, laminate to flooring and central heated towel rail.

### Bedroom

18'2" x 10'0" (5.54 x 3.05)

With ceiling light point, built-in wardrobes, two double glazed windows to the rear and side aspects, central heating radiator, lino to flooring and double glazed patio doors giving access to the rear garden.

### First Floor Accommodation

With dado rail, central heating radiator, ceiling light point, loft access point, stairs to the top floor and further doors opening into:

### Bedroom One/Living Room

13'4" x 12'2" (4.07 x 3.71)

With double glazed window to the front aspect, ceiling light point, gas feature fireplace with surround, marble

hearth and central heating radiator. Loft access point with pull down ladder to a carpeted loft storage space with Velux window and radiator.

#### Bedroom Two

10'1" x 9'10" (3.08 x 3)

With ceiling light point, double glazed window to the rear aspect, laminate to flooring and central heating radiator.

#### Kitchen

11'0" x 12'2" (3.37 x 3.72)

With laminate flooring, gas feature fireplace with surround, wall and base units with wooden effect work surfaces incorporating stainless steel sink and drainer with mixer tap over, cooker and extractor over, central heating radiator, double glazed window to the rear aspect, wall mounted light point and ceiling mounted light point.

#### Bathroom

6'4" x 8'9" (1.94 x 2.69)

With single glazed windows to the side aspect, opaque single glazed window to the side aspect, four piece bathroom suite comprising low flush WC, sink on pedestal with two taps over, bidet with mixer tap over, bath with two taps over and shower attachment above, lino to flooring, tiled surround, ceiling light point, wall mounted extractor, central heating radiator and single glazed window overlooking the landing area.

#### Storage Room

4'3" x 5'4" (1.31 x 1.65)

With single glazed sash window to the front aspect, ceiling light point and space for washer dryer

#### Top Floor Bedroom

10'6" x 15'1" into eaves (3.20m x 4.60m into eaves )

With pinewood flooring, gas feature fireplace with surround, central heating radiator, double glazed window, wall mounted light points within built-in wardrobes and ceiling mounted light point, a sink and access to the loft space at the front of the house

#### Loft Space

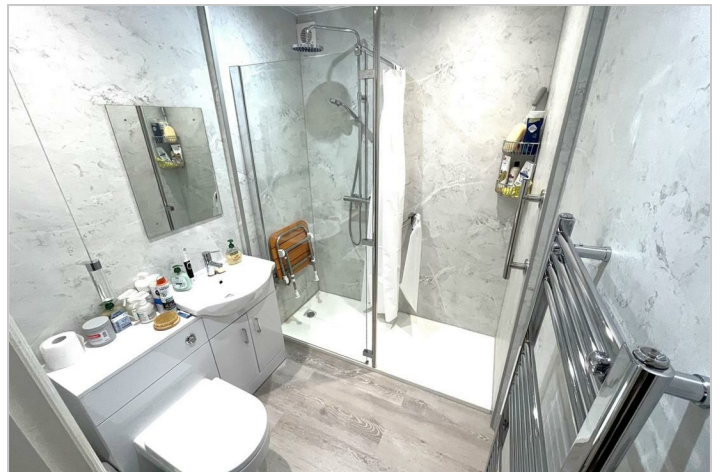
Carpeted and decorated space above Front Bedroom One and the Storage room. Wall mounted light points over a built in desk and ceiling fluorescent tube lighting. With central heating radiator and Velux roof window.

#### Rear Garden

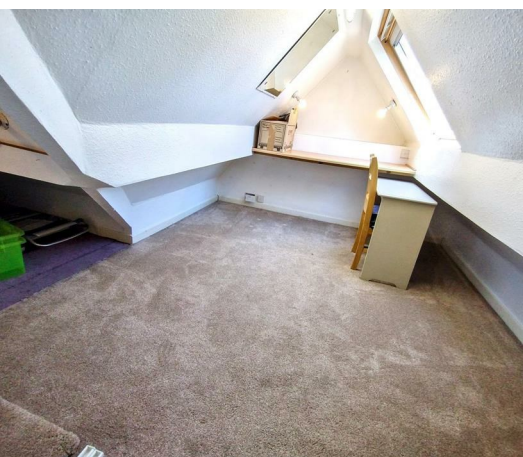
With front to rear access, paved pathway leading to the rear of the garden being landscaped with rockery and fencing borders with mature trees and shrubs surround.

#### Council Tax Band

According to the Direct Gov website the Council Tax Band for 7 Anderton Park Road, Moseley, Birmingham, B13 9BQ is band D and the annual Council Tax amount is approximately £2,083.76, subject to confirmation from your legal representative.







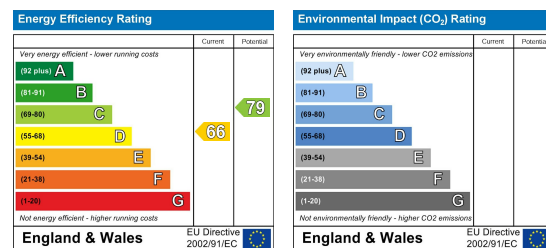
## Floor Plan



## Viewing

Please contact our Rice Chamberlains 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.