Rice Chamberlains
ESTATE AGENTS LLP

108 Anderton Park Road

Moseley, Birmingham, B13 9DS

Offers Over £700,000

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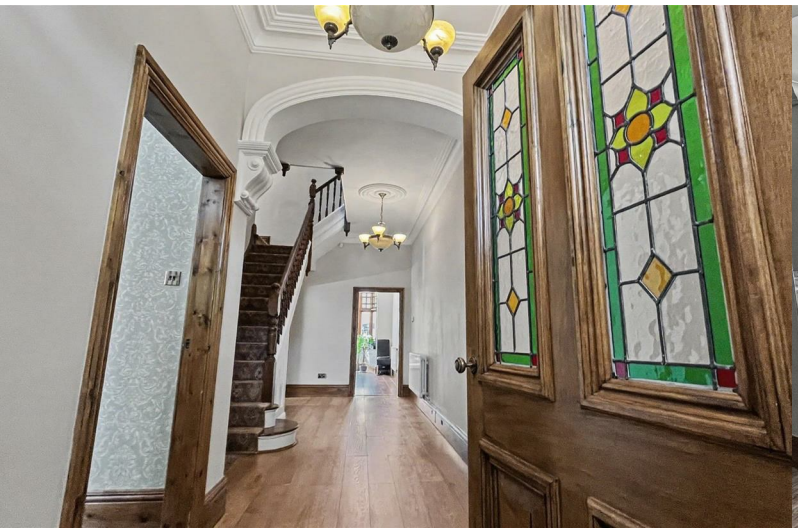
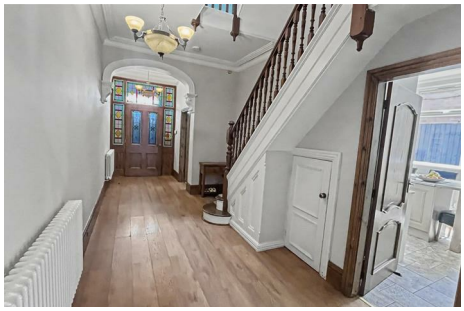


***SUPERB THREE STOREY PERIOD HOME!* Ideally located, being just a short stroll into Moseley Village with all its well renowned independent shops and restaurants, and new Moseley Village Train Station. This six bedroom period home offers an abundance of charm and character throughout with stunning period detailing. Offering exceptional space and style throughout this wonderful family residence provides the following accommodation; paved driveway, entrance vestibule, entrance hall with stained glass windows, front living room, rear reception room / dinning room, kitchen and further utility room with walk in shower room, and spacious maintained garden. The stairs gives rise to a family bathroom, three bedrooms, and further staircase leading to the top floor accommodation proving access to three further double bedrooms and a shower room with WC. . Energy Efficiency Rating D. To arrange your viewing of this stunning home please call our Moseley office 0121 442 4040 or please feel free to visit our website for further information; www.ricechamberlains.co.uk**



Approach

The property iks approached via a paved driveway with decorative shrubs to borders leading to a wooden front entry door opening into:

Inner Vestibule

With coving to ceiling, ceiling light point and a stained glass door opening into:

Hallway

With laminate to flooring, two central heating radiators, decorative coving to ceiling, two ceiling light points with decorative ceiling roses, stairs giving rise to the first floor accommodation, door opening into storage cupboard and doors opening into:

Reception Room One

14'10" x 17'4" into bay (4.54 x 5.30 into bay)

With double glazed bay window to the front aspect, decorative coving to ceiling, ceiling light point with decorative ceiling rose, picture rail wall light points, central heating radiator and feature fireplace with granite hearth and wooden mantle piece and surround.

Kitchen

15'5" x 13'1" (4.71 x 4.01)

With two double glazed windows to the side aspect, central heating radiator, wall and base units with marble work surfaces incorporating stainless steel sink and drainer with mixer tap over, space for cooker, tiling to splash backs and door opening into:

Utility

7'9" x 7'5" (2.37 x 2.27)

With door giving access to the rear garden, space for fridge freezer, washing machine and dryer, ceiling light point and door opening into:

Ground Floor Shower Room

7'7" x 6'10" (2.32 x 2.09)

With tiling to flooring, walk-in shower with shower over, wash hand basin on pedestal with mixer tap over, low flush WC, two double glazed windows to the side aspect, ceiling spotlights, wall mounted extractor fan and central heated towel rail.

Reception Room Two

12'11" x 19'9" (3.95 x 6.02)

With ceiling light point with decorative ceiling rose, decorative coving to ceiling and double glazed bay window with accompanying patio doors giving views and access to the rear garden.

Rear Garden

With a paved patio area leading to lawned area, rear shed a selection of trees and shrubs and being finished with fencing surround.

First Floor Accommodation

From hallway stairs gives rise to the first floor landing with door opening into airing cupboard housing the water tank and boiler, double glazed opaque window to the side aspect, two ceiling light point, central heating radiator, stairs giving rise to the top floor landing and door opening into

Bathroom

7'10" x 10'9" (2.40 x 3.29)

With double glazed opaque windows to the rear and side aspects, ceiling light point with decorative ceiling rose, cornice to ceiling, wall mounted extractor fan, tiled flooring, three piece bathroom suite comprising low flush WC, sink on pedestal with mixer tap over, panel bath with mixer tap over and shower over, central heating radiator and tiling to splash backs.

Bedroom Two
12'11" x 14'9" (3.95 x 4.50)
With double glazed window to the rear aspect, ceiling light point with decorative ceiling rose, decorative coving to ceiling and two central heating radiators.

Bedroom One
14'11" x 17'7" (4.55 x 5.36)
With double glazed bay window to the front aspect, ceiling light point with decorative ceiling rose, decorative coving to ceiling, two central heating radiators and door opening into:

Study Area
5'11" x 11'6" (1.81 x 3.53)
With double glazed window to the front aspect, ceiling light point and central heating radiator.

Bedroom Three
12'4" x 11'4" (3.76 x 3.47)
With double glazed window to the side aspect, ceiling light point with decorative ceiling rose, decorative coving to ceiling and central heating radiator.

Top Floor Accommodation
From first floor landing stairs gives rise to the top floor landing with ceiling light point, central heating radiator, Velux window, door opening into storage cupboard with ceiling light point and doors opening into:

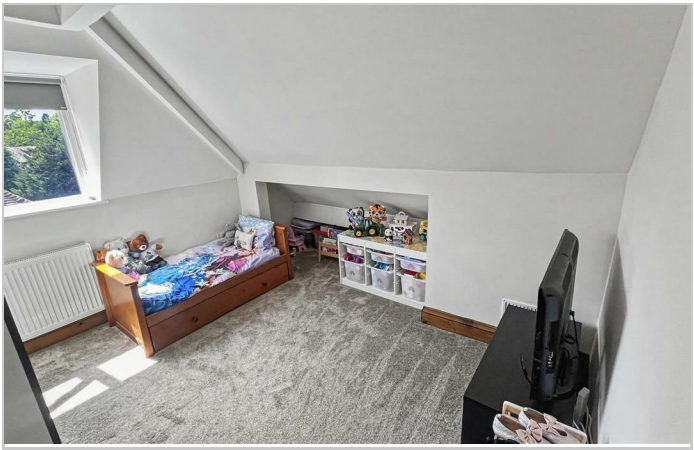
Bedroom Four
12'10" x 14'9" with restricted head height (3.91m x 4.50m with restricted head height)
With double glazed window to the rear aspect, ceiling light point and central heating radiator.

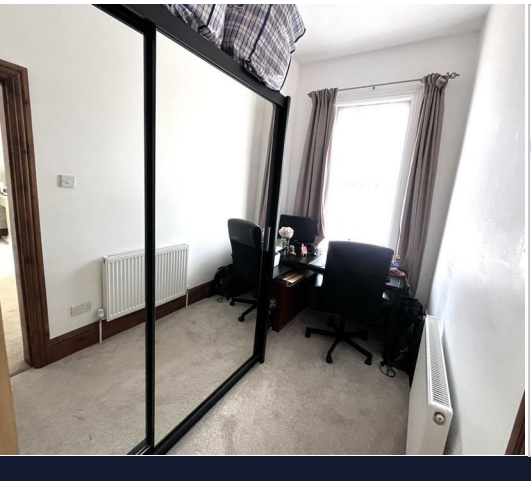
Bedroom Five
17'5" x 14'0" (5.33 x 4.29)
With double glazed window to the front aspect, ceiling light point, exposed beams and central heating radiator.

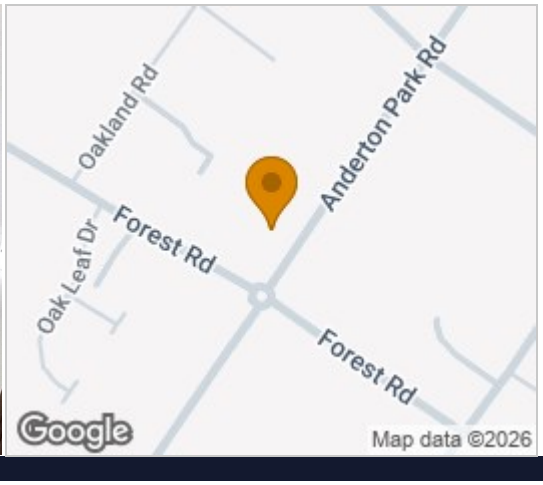
Bedroom Six
11'5" x 10'2" with restricted head height (3.48 x 3.11 with restricted head height)
With double glazed window to the side aspect, ceiling light point and central heating radiator.

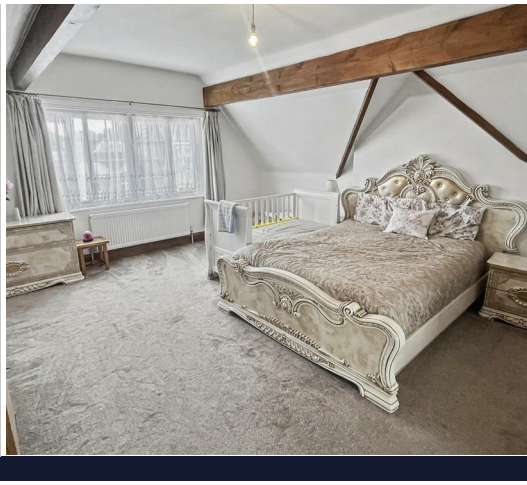
Shower Room
7'2" x 6'2" (2.19 x 1.90)
With tiled floor and walls, double glazed opaque window to the side aspect, low flush WC, sin k on pedestal with mixer tap over and shower cubicle with shower over and central heating towel rail.

Council Tax Band
According to the Direct Gov website the Council Tax Band for 108, Anderton Park Road, Birmingham, B13 9DS is band E and the annual Council Tax amount is approximately £2,876.09, subject to confirmation from your legal representative.







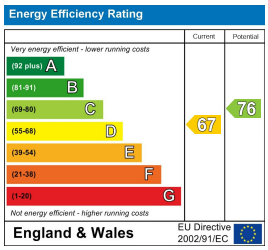


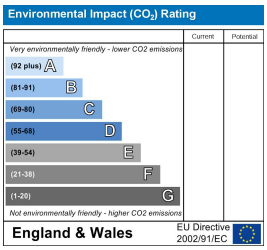
Floor Plan

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





SALES PARTICULARS – GENERAL INFORMATION

These particulars do not form part of any offer or contract and are provided for guidance only. They have been prepared in good faith; however, no guarantee or warranty is given as to their accuracy and they may be subject to errors, omissions or changes. All measurements are approximate and for illustrative purposes only.

The property is sold subject to any rights of way, public footpaths, easements, wayleaves, covenants, restrictions, and any other matters that may affect the legal title. The Agent has not tested or verified the condition, availability or operation of any services, systems or appliances, nor has the Agent verified the structural condition of the property, ownership, tenure, planning permissions, building regulations compliance or alterations.

Photographs, floorplans and virtual tours are provided for guidance only and may not represent the current condition or layout of the property. Fixtures, fittings and contents are subject to agreement and confirmation by the vendor's solicitor. Council Tax banding and EPC information are supplied for guidance only and should be independently verified.

All prospective purchasers are strongly advised to obtain independent professional advice and to satisfy themselves as to the accuracy and completeness of all information prior to making any offer to purchase.

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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