



## Victorian Townhouse, Prospect Road

Moseley, Birmingham, B13 9TD

Guide Price £725,000



5



2



2



D



**\*UNEXPECTEDLY BACK ON THE MARKET DUE TO BUYERS CHANGE OF CIRCUMSTANCES!\***

A lovely five bedroom Moseley Victorian Town House that offers a wealth of character features and also has the added benefit of contemporary fittings to make a wonderful family home. This lovely home has been well cared for and offers some charming touches and is ideally situated within the Moseley's triangle and catchment for excellent schools, with amenities including shops, restaurants and coffee shops and the local schools in the area. The accommodation on offer briefly comprises the following: landscaped front garden, entrance vestibule, impressive hallway with beautiful Minton tiles, living room with Victorian cast iron working fireplace, dining room with period additions, cellar, kitchen with island, separate guest WC and a lovely landscaped mature rear garden. To the first floor there are five excellent bedrooms boasting period features with bedroom two having access to a walk-in wardrobe and a beautiful four-piece family bathroom with free standing tub and further staircase gives access to the second floor offering three further double bedrooms and en-suite shower room. Energy Efficiency Rating D.



#### Approach

This property is approached via a landscaped front garden with decorative plants and shrubs to borders and steps giving rise to the wooden front entry door opening into:

#### Inner Vestibule

With Minton tiled floor covering, ceiling light point, cornice to ceiling and single glazed door with accompanying glass opening into:

#### Hallway

With central heating radiator, stairs giving rise to the first floor landing, continued Minton flooring, wall light point, ceiling mounted light point, decorative ceiling arch, cornice to ceiling, dado rail and doors opening into:

#### Reception Room One

With double glazed bay window overlooking the front aspect, central heating radiator and Victorian cast iron working fireplace with tiled surround, mantel piece and hearth.

#### Reception Room Two

14'1" x 17'10" (4.29 x 5.44)

With exposed wooden floorboards, picture rail, decorative cornice to ceiling, decorative ceiling rose, ceiling light point, fireplace with tiled surround, hearth and mantel piece and double glazed patio doors giving access to the terrace and gardens.

#### Kitchen

17'8" x 11'0" (5.38 x 3.35)

With wooden flooring, central heating radiator, two ceiling light points, wooden worktop, wall and base units, wall mounted 'Heatline' boiler, Range master cooker, Hotpoint washing machine, Belfast sink with mixer tap over, Range Master cooker and extractor over, double glazed window to the side aspect and double glazed window overlooking the rear garden.

#### Downstairs WC

2'11" x 3'7" (0.89 x 1.09)

With wooden flooring, double glazed opaque window to the side aspect, low flush WC, wall mounted sink with mixer tap over, ceiling light point and central heating radiator.

#### Basement

First Part 14'10" x 14'9" (First Part 4.52 x 4.50)

With stairs leading down to the first part of the cellar with two ceiling light point. 9' 5" X 5' 11" Second part with ceiling light point.

#### First Floor Accommodation

Via stairs from the hallway gives rise to first floor landing with dado rail, ceiling light point, double glazed window to the side aspect and doors opening into:

#### Bedroom One

14'3" x 17'10" (4.34 x 5.44)

With ceiling light point, cornice to ceiling, double glazed window to the rear aspect, ceiling light point and Victorian cast iron fireplace with tiled hearth.

#### Bedroom Two

14'9" x 14'10" (4.50 x 4.52)

With exposed wooden floorboards, central heating radiator, ceiling light point, cornice to ceiling feature fireplace with tiled hearth and double glazed window to the front aspect.

#### Walk-In Wardrobe

10'4" x 6'0" (3.15 x 1.83)

Accessed via a door from the landing or a door from bedroom two: With ceiling light point, central heating radiator, cornice to ceiling and double glazed window to the front aspect. Potential to convert to en-suite.

#### Separate WC

3'5" x 7'6" (1.04 x 2.29)

With central heating radiator, low flush WC, sink on pedestal with mixer tap over, ceiling light point and double glazed window to the side aspect.

### Bathroom

13'9" x 11'0" (4.19 x 3.35)

With four piece white bathroom suite comprising roll top free standing bath tub with mixer tap and shower attachment over, walk-in shower cubicle with shower attachment over, low flush WC, sink on pedestal with mixer tap over, tiling to flooring, double glazed opaque window to the side aspect, feature fireplace, central heated towel rail, door opening into airing cupboard housing 'Heatline' boiler and ceiling light point.

### Top Floor Landing

0'0" x 0'0" (0.00 x 0.00)

From stairs from the first floor landing gives rise to the top floor with two double glazed windows to the front aspect, dado rail and ceiling light point.

### Bedroom Three

14'3" x 17'11" (4.34 x 5.46)

With sloping ceiling with skylights, double glazed window to the rear aspect and central heating radiator.

### Bedroom Four

14'10" x 14'11" (4.52 x 4.55)

With ceiling light light point, Velux window, central heating radiator and door opening into:

### Jack and Jill Shower Room

6'1" x 10'0" (1.85 x 3.05)

Also via door from landing with tiling to flooring, tiling to splash backs, Velux window, wall mounted sink with mixer tap

over and splash backs, low flush WC, walk-in shower cubicle with rainfall shower attachment over, central heating towel rail and ceiling light point.

### Bedroom Five

11'1" x 17'0" (3.38 x 5.18)

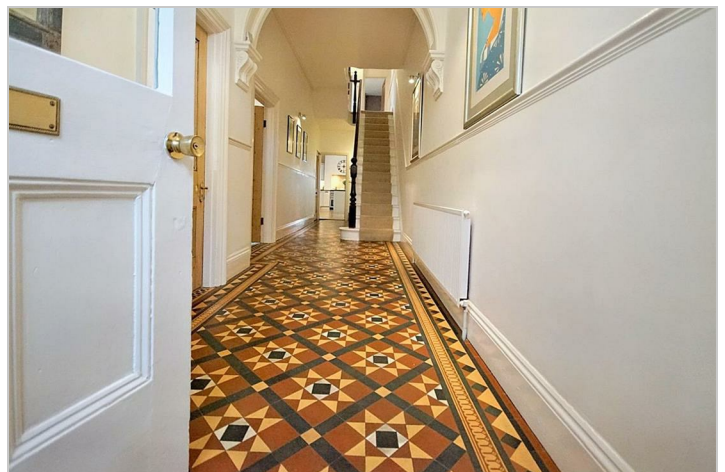
With dado rail, ceiling light point, central heated radiator, feature fireplace and two double-glazed windows to the rear aspect.

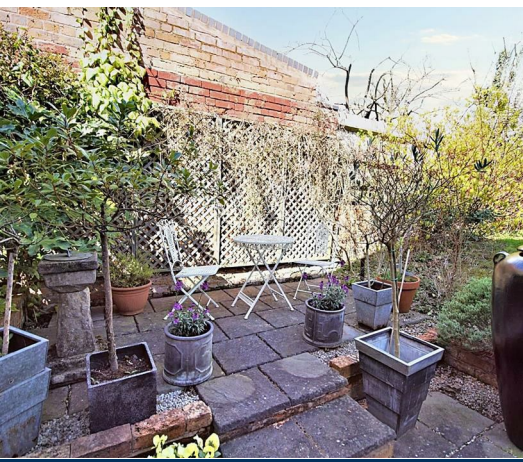
### Rear Garden

Mature, pretty garden, well stocked and planted. Side terrace steps leading to lawn and seating area.

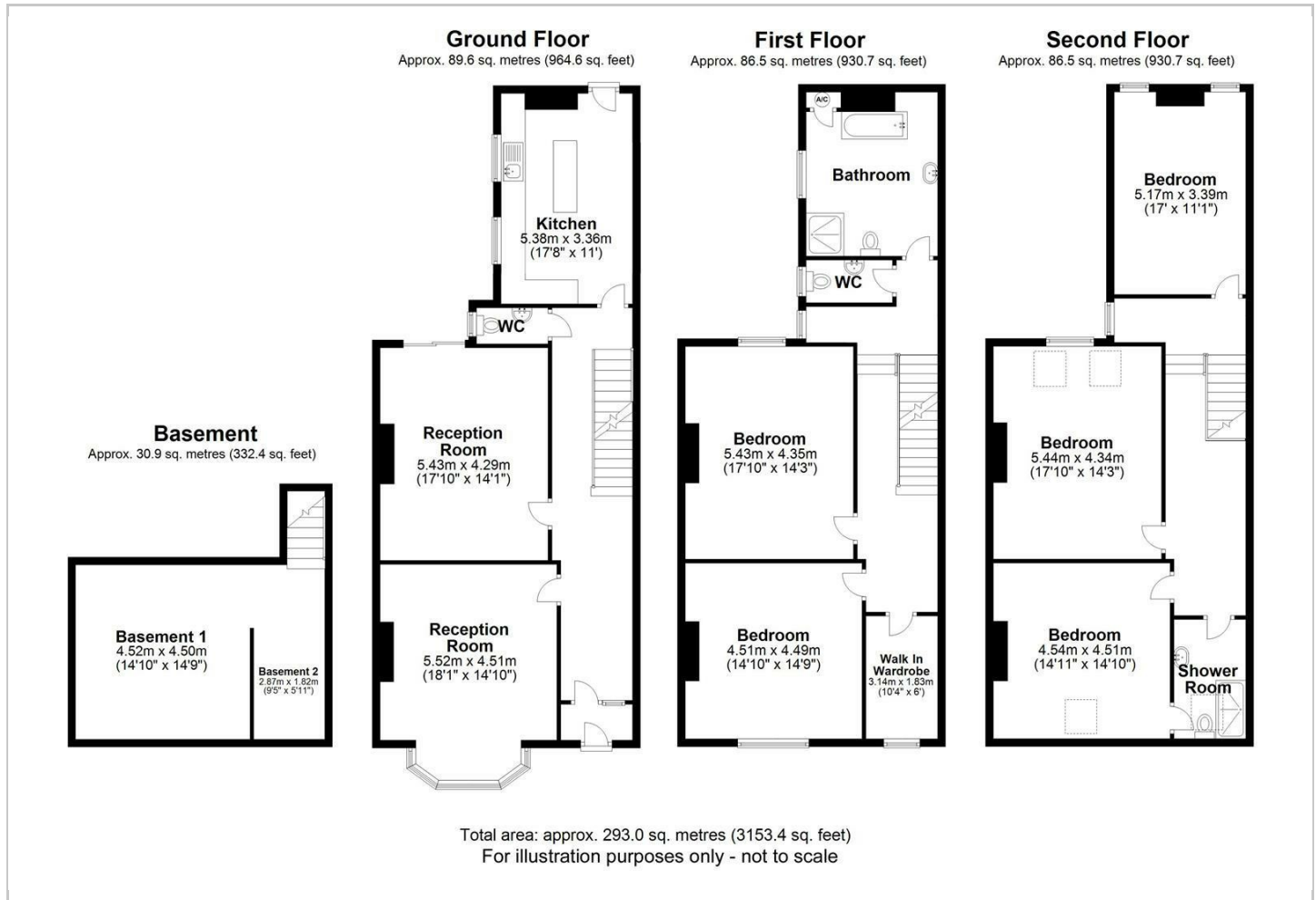
### Council Tax Band

According to the Direct Gov website the Council Tax Band for Prospect Road, Moseley, Birmingham, B13 9TD is band E and the annual Council Tax amount is approximately £2,734.11, subject to confirmation from your legal representative.





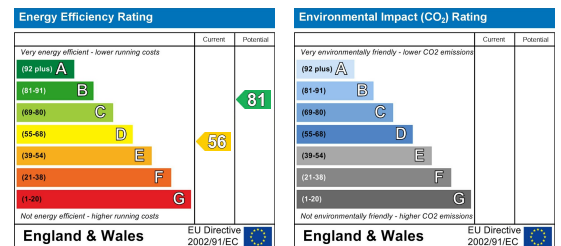
## Floor Plan



## 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



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.