



## 7 Oxford Road

Moseley, Birmingham, B13 9EJ

Offers Over £800,000



## PERIOD HOME WITH AMPLE POTENTIAL AND NO CHAIN!

Located on the ever popular Oxford Road, Moseley, this property is ideally situated for all the amenities Moseley has to offer, with local schools, green spaces like Moseley park and Pool, community hubs, independent coffee places, restaurants and bars. As well as the great transport routes offered throughout the city with the addition of the new Train station that has recently opened!

The property itself comprises of a spacious driveway, an inner vestibule, a grandeur hallway with original style banister, four reception rooms, a kitchen, conservatory, a shower room and a bathroom. The first floor accommodation provides access to four bedrooms, a shower room, separate shower, kitchen and storage. The top floor accommodation benefits from two further bedrooms and a third room being used as a kitchen/living area. The property is also complimented by a well maintained garden at the rear! The property is set up in readiness for a HMO and has a current HMO licence. The energy efficiency rating is D. To truly appreciate this property, call our Moseley office for a viewing!



### Approach

The property is approached via a driveway leading to a front wooden front entry door with archway with window opening into:

### Vestibule

With ceiling light point, cornice to ceiling, gas meter and door opening into:

### Hallway

With ceiling light point, cornice to ceiling, original Minton tiling to floor, decorative archway, door opening into storage cupboard, stairs with balustrades gives rise to the first floor landing and doors opening into:

### Reception Room One

16'10" x 13'10" (5.15 x 4.22)

With laminate to flooring, bay window to the front aspect, cornice to ceiling, picture rail and central heating radiator.

### Reception Room Two

13'8" x 13'1" (4.19 x 3.99)

### Reception Room Three

13'6" x 12'10" (4.13 x 3.92)

With laminate wood effect flooring, central heating radiator, double glazed window to the rear aspect, cornice to ceiling, picture rail and ceiling spotlight.

### Reception Room Four

4.01 x 3.64

With laminate flooring, ceiling light point with ceiling rose, radiator and window to rear aspect,

### Inner Hallway

With door opening into boiler cupboard, tiled flooring, two ceiling light points and doors opening into:

### Conservatory

13'8" x 12'2" (4.18 x 3.72)

With wall light points, central heating radiator, laminate wood effect flooring, double glazed windows surround and double glazed French doors giving access to the rear garden.

### Kitchen

15'10" x 10'1" (4.84 x 3.09)

With tiled and laminate flooring, central heating radiator, double glazed dual aspect windows overlooking the garden, a selection of wall and base units with work surfaces over incorporating stainless steel sink and drainer with mixer tap over, integrated cooker and hob with extractor over, space for fridge freezer and tiling to splash backs.

### Bathroom

6'3" x 6'6" (1.93 x 1.99)

With laminate wood effect flooring, double glazed opaque window to the side aspect, low flush WC, bath with powered shower over, tiling to walls, wash hand basin with hot and cold taps and ceiling light point.

### Shower Room

4'3" x 6'5" (1.31 x 1.97)

With lino to flooring, walk-in shower cubicle, double glazed opaque window to the side aspect, low flush WC, wash hand basin with hot and cold mixer tap and storage below, ceiling light point and central heating radiator.

### Boiler Room

With wall mounted Vaillant boiler and door giving access to the cellar.

### Cellar

not measured (not measured)

With steps leading don into seller with ceiling light point.

### First Floor Accommodation

From the hallway stairs gives rise to the first floor split level landing with fire exit door, ceiling light point, stairs gives rise to the top floor and doors opening into:

### Kitchen

10'2" x 11'1" (3.10 x 3.38)

With lino to flooring, central heating radiator, Baxi boiler, double glazed window to the rear aspect, wall and base units with work surfaces with tiling to splash backs, sink and drainer with hot and cold mixer tap, space for washing machine, space for fridge freezer, integrated cooker and hob with extractor over.

### Shower Room

6'9" x 4'10" (2.08 x 1.49)

With lino to flooring, walk-in shower cubicle, wash hand basin with hot and cold mixer tap, low flush WC, double glazed opaque window to the side aspect and ceiling light point.

### Further Shower Room

2'6" x 7'1" (0.78 x 2.17)

With ceiling light point, lino to flooring, walk-in shower with powered shower over, extractor fan and tiling to walls.

### Bedroom

13'8" x 12'10" (4.19 x 3.93)

With laminate wood effect flooring, ceiling light point with ceiling rose, central heating radiator and double glazed window to the rear aspect, cornice to ceiling and picture rail.

### Bedroom

11'10" x 16'10" (3.61 x 5.14)

With laminate to flooring, cornice to ceiling, ceiling light point with ceiling rose, picture rail, central heating radiator and window to the front aspect.

### Bedroom

13'1" x 11'11" (4.01 x 3.64)

With ceiling light point with ceiling rose, central heating radiator, picture rail and window to the rear aspect.

### Bedroom

13'6" x 12'3" (4.12m x 3.75m)

With laminate wood effect flooring, ceiling light point with ceiling rose, central heating radiator and double glazed windows to the front aspect, cornice to ceiling and picture rail.

### Storage Room

7'5" max x 9'10" max x 4'3" x 3'7" (2.28 max x 3 max x 1.32 x 1.11)

With restricted head height, ceiling light point, central heating radiator and window to the front aspect.

### Top Floor Accommodation

From the first floor landing stairs gives rise to the top floor landing with skylight and further doors opening into:

### Bedroom

14'1" x 16'11" x 8'9" (4.30 x 5.18 x 2.68)

With ceiling light point, laminate wood effect flooring, double glazed window to the front aspect, kitchen units, space for gas oven and central heating radiator.

### Bedroom

13'4" x 11'3" (4.07 x 3.45)

With restricted head height, ceiling light point, double glazed window to the rear aspect and central heating radiator.

### Open Plan Living / Bedroom

17'9" x 12'5" (5.43 x 3.80)

With ceiling light point, central heating radiator, kitchen units, space for oven and double glazed window to the rear aspect,

### Rear Garden

With patio area leading to lawn area with trees and shrubs to side.

### Council Tax Band

According to the Direct Gov website the Council Tax Band for 7 Oxford Road Moseley, Birmingham, B13 9EJ is band F and the annual Council Tax amount is approximately £3,399.02 subject to confirmation from your legal representative.





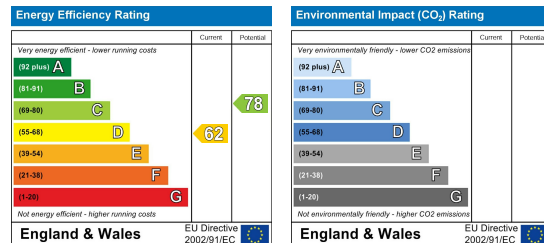
## Floor Plan



## 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.

27-29 St Marys Row, Moseley, Birmingham, West Midlands, B13 8HW

Tel: 0121 442 4040 Email: sales@ricechamberlains.co.uk ricechamberlains.co.uk