Rice Chamberlains
ESTATE AGENTS LLP



Grove Avenue

Moseley, Birmingham, B13 9RY

Guide Price £1,200,000

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***This property benefits from NO UPWARD CHAIN* Amazing semi-detached period family home with six bedrooms in this prime location on Grove Avenue with excellent access to all the nearby points of interest including: Moseley Village and Kings Heath High Street with all of its well renowned amenities including shops, restaurants, bars and independent shops and transport links not too far away into the City Centre and the surrounding areas plus Moseley and Kings Heath train stations. Moseley Park and Pool, Cannon Hill Park, Highbury Park, Edgbaston cricket ground, MAC Theatre and QE Hospital in close proximity. The property is also located in the catchment area for some outstanding schools including Moseley C of E and Camp Hill Schools. This amazing home has central heating and double glazing (where stated) and the following well planned accommodation comprises; front driveway and side landscaped garden, porch, hallway, two reception rooms, downstairs WC, utility room, cellar, integral garage, kitchen area leading to a dining area and snug and access to a well designed rear garden with patio areas and garden room. To the first floor there are four bedrooms, one with an en-suite shower room and another with a WC, family bathroom and bedroom four benefitting from a mezzanine level. There are further stairs leading to the second floor with two further bedrooms, kitchenette and shower room. Energy Efficiency Rating D. To arrange your viewing to fully appreciate the accommodation on offer, please call our Moseley office or feel free to visit the website for more information.**





Approach
The property is approached via a landscaped front fore garden with decorative shrubs to borders and frontage, space for one car then steps leading to a wooden front entry door opening into:

Porch
With ceiling light point, single glazed windows surround, tiling to flooring and wooden door with stained glass inset and further accompanying stained glass windows to the side and above opening into:

Hallway
With original flooring, picture rail, decorative coving to ceiling, ceiling light point, stairs giving rise to the first floor landing, central heating radiator, door opening into cellar and door opening into:

Reception Room One
13'7" x 21'1" into bay (4.16 x 6.43 into bay)
With double glazed bay window overlooking the front aspect with in-built shutters, central heating radiator, wooden floorboards, gas fireplace, picture rail, decorative coving to ceiling, and ceiling light point with decorative ceiling rose.

Cellar
10'7" x 7'1" (3.23 x 2.18)
With steps leading down to fully tanked cellar with wall mounted light point and vinyl wood affect flooring.

Ground Floor WC
3'6" x 7'1" (1.07 x 2.17)
With low flush WC, tiling to flooring, central heating radiator, ceiling spotlights, ceiling mounted extractor fan and wash hand basin with splashback and two taps over.

Reception Room Two
12'9" x 16'0" (3.89 x 4.89)
With single glazed doors with accompanying windows giving access to the kitchen area,, central heating radiator, exposed wooden floorboards, fireplace with original hearth, surround and mantle piece, picture rail, decorative coving to ceiling, and ceiling light point with decorative ceiling rose.

Storage Area
11'5" x 6'4" (3.48 x 1.95)
With ceiling spotlights, Limestone tiled flooring with underfloor heating, useful storage area and door opening into:

Garage
max 13'6" x min 9'1" x min 17'8" x max 28'8" (max 4.13 x min 2.79 x min 5.39 x max 8.75)
With an electric up and over door, ceiling strip light , Belfast sink with two taps over, side passage has two wall light points and door leading to the rear garden.

Utility Area
8'5" x 12'5" (2.59 x 3.79)
With tiled Limestone flooring with underfloor heating, Velux window, ceiling spotlights, wall and base units with work surface incorporating stainless steel sink and drainer with mixer tap over, space for washing machine, wall mounted system Worcester boiler, space for tumble dryer and door opens into:

Kitchen
max 10'5" x 10'11" (max 3.18 x 3.35)
Also accessed from the hallway door opens into fully fitted Stoneham kitchen, with Limestone tiled flooring, with underfloor heating, with wall and base units with wooden work surfaces over incorporating one and a half bowl stainless steel sink and drainer with mixer tap over, space for Rangemaster with a wooden surround and mantle piece, ceiling light point, exposed brick work, built-in dishwasher and walkway into:

Kitchen/Diner and Snug
max 32'6" x 12'3" (max 9.93 x 3.75)
With Limestone tiled flooring ,underfloor heating, bi-folding doors to the rear garden, ceiling light point, Velux windows, single glazed door opens into reception room two.

First Floor Accommodation
From hallway stairs gives rise to the first floor landing with ceiling light point, central heating radiator, stairs giving rise to the top floor and doors opening into:

Bedroom One
17'3" into bay x 14'1" (5.26 into bay x 4.30)
With double glazed bay window to the front aspect, central heating radiator, ceiling spotlights and door opening into:

WC
6'9" x 3'2" (2.08 x 0.98)
With wall mounted wash hand basin with mixer tap over, low flush WC, exposed brickwork, ceiling spotlight, stained glass window and double glazed opaque window to the side aspect.

Bedroom Two
15'10" x 12'8" (4.85 x 3.88)
With double glazed sash window to the rear aspect, ceiling light point, picture rail, central heating radiator, feature fireplace with tiled hearth and brick surround and door opening into:

En-Suite Shower Room
5'10" x 5'6" (1.80 x 1.70)
With ceiling spotlights, ceiling extractor fan, walk-in shower cubicle with shower over, wall mounted wash hand basin with mixer tap over and splash back and low flush WC.

Bedroom Three
9'3" x 13'9" (2.82 x 4.20)
With single glazed original sash wooden window to the front aspect, picture rail, ceiling light point, central heating radiator and wood laminate to flooring.

Bedroom Four
10'10" x 11'10" (3.32 x 3.62)
With central heating radiator, double glazed sash window to the rear aspect, laminate wood flooring and stairs giving rise to the mezzanine level. With exposed wooden floorboards, double glazed sash window to the side aspect, Velux window and door opening into bedroom Five

Bathroom
10'2" x 11'4" (3.10 x 3.46)
The bathroom is Villeroy and Bosch, with wall mounted wash basin with mixer tap, walk-in shower cubicle with shower over, low flush WC, frees standing bath with mixer tap and shower attachment above, double glazed opaque window to the front aspect, double glazed window to the rear aspect, two Velux windows, ceiling spotlights, two central heating radiators, wall mounted extractor fan, tiling to flooring and door opening into airing cupboard housing the water tank and useful storage space.

Top Floor Accommodation
From first floor landing exposed staircase gives ride to the top floor landing with fixed roof window, ceiling spotlights and doors opening into:

Bedroom Five
7'7" x 12'10" (2.32 x 3.92)
With door opening into the mezzanine area, eaves storage, exposed wooden floorboards, Velux window and wall mounted light point.

Kitchenette
6'10" x 4'8" (2.09 x 1.43)
With wall and base units with work surfaces over incorporating stainless steel sink and drainer with mixer tap over, space for fridge freezer, lino to flooring, ceiling spotlights and further door opening into:

Shower Room
6'10" x 5'0" (2.09 x 1.54)
With sash stained glass window to the side aspect, Worcester Combi-Boiler, low flush WC, central heating radiator, wood laminate flooring, ceiling spotlights, wall mounted extractor, wash hand basin on pedestal with two taps over, corner shower cubicle with shower over and tiling to splash backs.

Bedroom Six
13'9" x 24'2" (4.20 x 7.37)
With wood laminate to flooring, exposed chimney breast with with feature fireplace and tiled hearth, Velux windows, ceiling light point, ceiling spotlights, two central heating radiators, double glazed bay window overlooking the front aspect and further glazed windows to the front aspect.

Rear Garden
11'8" x 7'11" (3.58 x 2.42)
A landscaped garden with decked area, with uplighting and twin socket leading to a paved pathway leads to door to garage, then pathway leads to side with decorative shrubs to borders, a further decked area leads to pond and further trees and mature shrubs. The garden has a twin socket to back left garden/table area and two fixed uplighters to the border. Then to the rear of the garden with a raised patio area with space for seating and firepit, slated landscaped area and a further patio area leading to BBQ area with two downlighters and a garden room with two lights and plug socket, and garden room with external lights, internal plug sockets and wall lights.

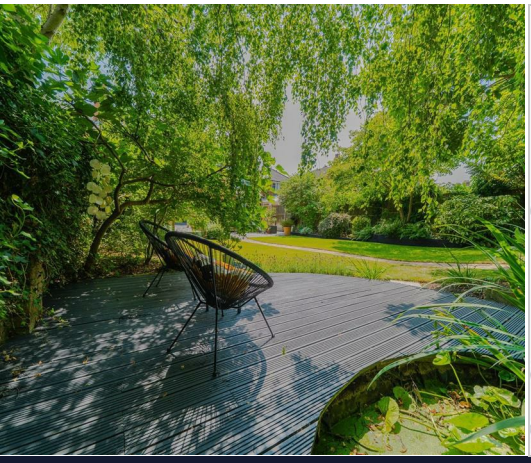
Council Tax Band - Band F
According to the Direct Gov website the Council Tax Band for Grove Avenue, Moseley, Birmingham, B13 9RY is band F and the annual Council Tax amount is approximately £3,399.02, subject to confirmation from your legal representative.















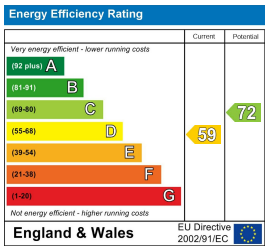
Floor Plan

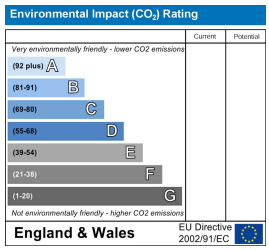


Viewing

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





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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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