



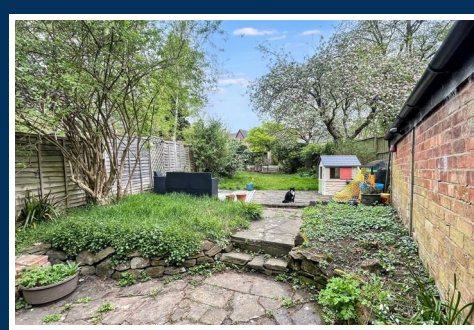
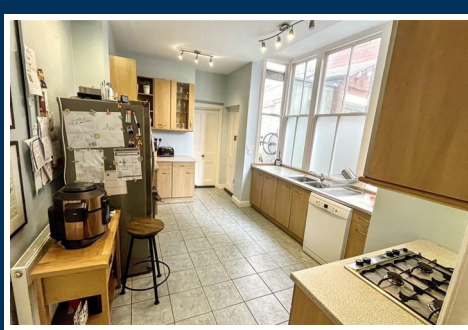
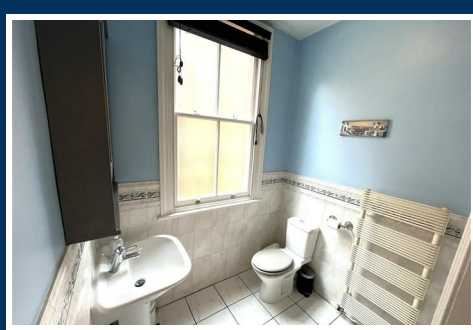
57 Chantry Road

Moseley, Birmingham, B13 8DN

Offers Over £800,000



Amazing semi-detached family home which offers five bedrooms over three storeys and is located in one of Moseley's most sought after locations on Chantry Road offering excellent access into Moseley Village with all of its associated amenities including cafes, bars, restaurants and shopping facilities with local transport links to the City Centre, with the planned Moseley Railway Station just a short walk away and an ideal location close to Moseley Park and Pool. This sizeable period home offers wonderful period features and is a fantastic family home. The property itself offers the following accommodation; front driveway, reception hallway with feature windows, two reception rooms, kitchen/diner, utility room and access to a lovely mature landscaped rear garden. To the first floor there are three bedrooms, bathroom and staircase giving rise to the third floor with two further bedrooms, bathroom and useful storage. The property also benefits from central heating. Energy Efficiency Rating D. Viewings are highly recommended to fully appreciate the accommodation on offer and can be arranged via our Moseley office.



Approach

The property is approached via a driveway with lawn turfed area with decorative shrubs to side and leads to a wooden opaque single glazed front entry door opening into:

Hallway

With stairs giving rise to the first floor accommodation, picture rail, decorative coving to ceiling, ceiling light point, central heating radiator, door opening into cellar, door opening into storage cupboard providing useful storage/pantry with ceiling light point and single glazed opaque window to the side aspect and further doors opening into:

Reception Room One

17'0" x 16'1" (5.20 x 4.92)

With two central heating radiators, fireplace with tiled hearth and wooden mantle piece, two original style windows to the front and side aspects and glazed sash bay window to the front aspect, ceiling light point, picture rail and decorative coving to ceiling.

Reception Room Two

12'4" x 16'11" (3.78 x 5.16)

With central heating radiator, wall and ceiling mounted light points, picture rail, decorative coving to ceiling, feature fireplace with tiled surround, hearth and wooden mantle piece and single glazed door opening into:

Garden Room

12'2" x 4'8" (3.73 x 1.43)

Kitchen

15'4" x 11'3" pantry 9'8" x 3'1" (4.68 x 3.45 pantry 2.96 x 0.94)

With a selection of cream wall and base units with marble effect work surfaces over incorporating one and

a half bowl sink and drainer with mixer tap over, tiling to flooring, central heating radiator, ceiling light point, glazed window to the side aspect, tiling to flooring, tiling to splash backs, integral Stoves gas hob with Smeg extractor over, Bosch cooker, space for dishwasher and fridge freezer and open pantry area with single glazed opaque window to the side aspect, continued tiling to flooring, central light point and door opening into:

Utility

8'6" x 6'4" (2.60 x 1.95)

With ceiling spotlight points, wall mounted Vaillant combination boiler, spaced for washing machine and tumble dryer, central heating radiator, continued tiling to flooring, glazed window to the side aspect and door opening into:

Ground Floor WC

2'7" x 8'6" (0.80 x 2.61)

With opaque glazed window to the rear aspect, ceiling light point, continued tiling to flooring, low flush WC and wall mounted sink with mixer tap over.

First Floor Accommodation

Stairs gives rise to the first floor landing, further stairs giving rise to the top floor landing, ceiling light point and doors opening into:

Bedroom One

16'3" x 17'0" (4.96 x 5.20)

With central heating radiator, picture rail, coving to ceiling, ceiling light point, decorative fireplace with tiled surround and hearth and wooden mantle piece and two original stained glass window to the front and rear aspects, single glazed sash windows into bay to the front aspect and door opening into:

Dressing Room

7'4" x 12'11" (2.24 x 3.95)

With picture rail, coving to ceiling, ceiling light point and single glazed sash window to the front aspect.

Bedroom Two

12'5" x 13'0" (3.80 x 3.98)

With single glazed sash window to the rear aspect, picture rail, ceiling light point, coving to ceiling, central heating radiator, laminate to flooring and feature fireplace with tiled surround and hearth and wooden mantle piece.

Bedroom Three

8'5" x 13'0" (2.58 x 3.98)

With single glazed sash window to the rear aspect, glazed window to the side aspect, central heating radiator, picture rail, ceiling light point, coving to ceiling, laminate to flooring and feature fireplace with tiled surround and hearth and wooden mantle piece.

Bathroom

6'4" x 8'6" max (1.94 x 2.60 max)

With tiling to flooring, tiled surround, double glazed opaque sash window to the side aspect, central heating towel rail, low flush WC, sink in pedestal with mixer tap over and shower cubicle with shower over.

Top Floor Accommodation

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

Bathroom

8'5" x 9'6" (2.59 x 2.92)

With tiling to flooring, central heating radiator, ceiling spotlights door opening into storage cupboard providing

useful storage and wall mounted light point, low flush WC, sink on pedestal with two taps over, bidet with mixer tap over, bath with mixer tap and shower attachment above, two single glazed windows (one being sash) to the side aspect and central heating radiator.

Bedroom Four

6'4" x 12'5" (1.94 x 3.80)

With Velux window, central heating radiator and ceiling light point.

Airing Cupboard

Housing the water tank and providing useful storage.

Bedroom Five

16'3" x 12'9" storage cupboard 6'5" x 7'2" (4.97 x 3.90 storage cupboard 1.96 x 2.20)

With central heating radiator, glazed window to the front aspect, ceiling light point and door opening into storage cupboard providing useful storage and ceiling light point.

Rear Garden

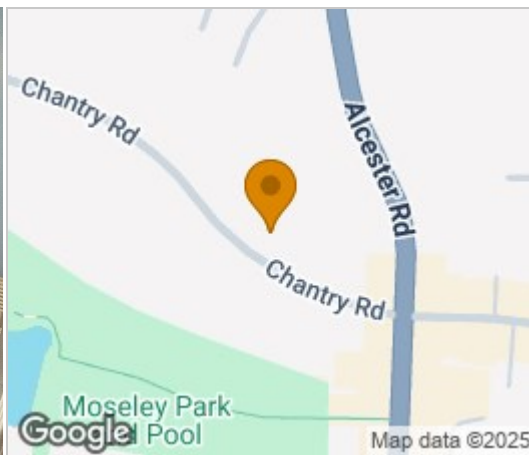
With a paved patio area leading to lawn turfed area with decorative trees and shrubs to borders, fencing surround and a further rear patio area.

Outside Covered Area

32'2" x 13'10" (9.81 x 4.23)

With ceiling light point, storage space and door giving access to the rear garden.





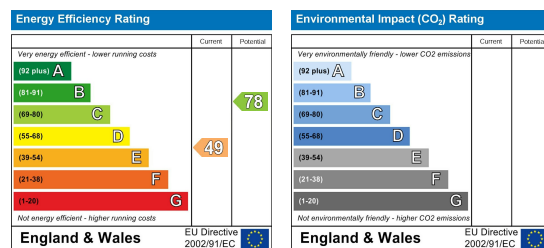
Floor Plan



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



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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.