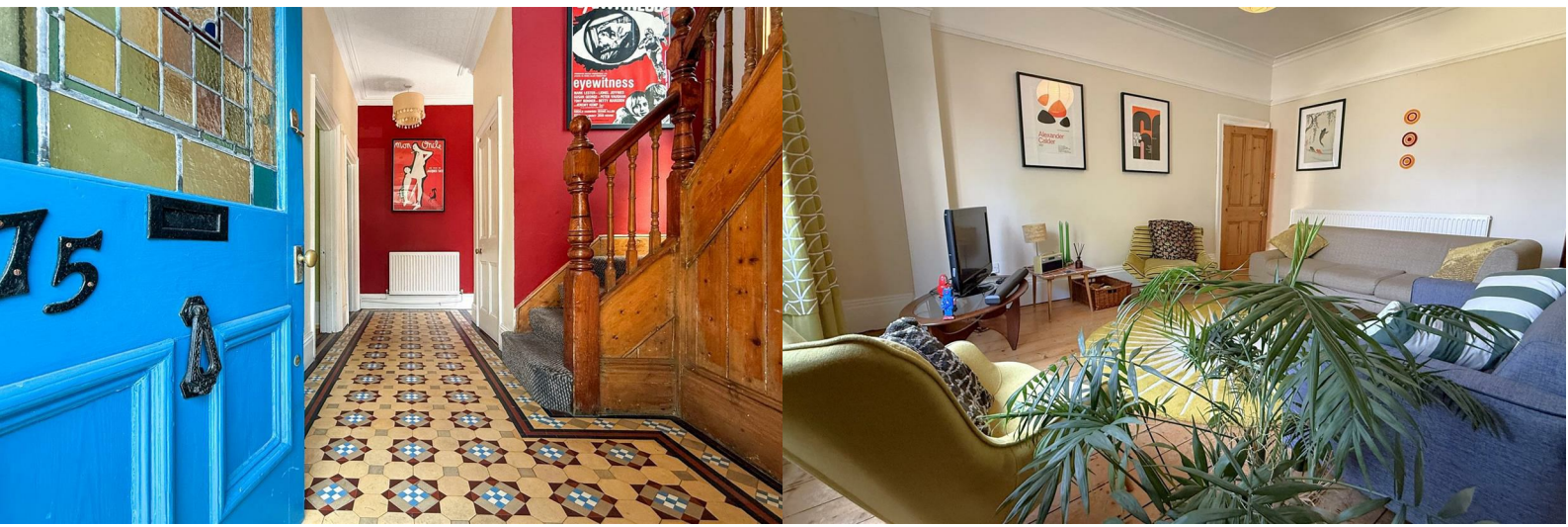




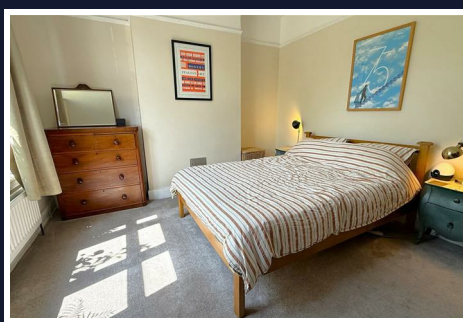
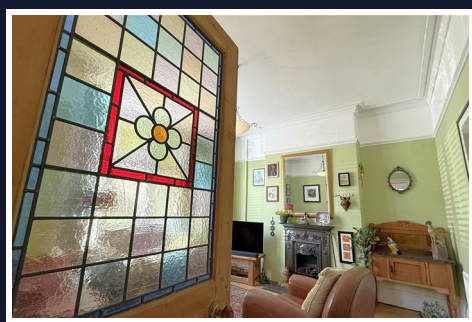
75 Woodstock Road

Moseley, Birmingham, B13 9BL

Offers Over £500,000



A STUNNING VICTORIAN HOME WITH SPACE, CHARACTER & A FANTASTIC MOSELEY LIFESTYLE. FIVE BEDROOMS | THREE RECEPTION ROOMS | DRIVEWAY | CELLAR | PERIOD FEATURES | THREE FLOORS OF ACCOMMODATION - Homes like this are few and far between. This substantial Victorian semi-detached home offers an incredible amount of space, beautiful period character and a superb location just a short walk from the heart of Moseley Village. Step inside and you'll immediately fall for the original Minton tiled hallway, high ceilings, fireplaces and character features that give this home so much warmth and personality. With three generous reception rooms, five excellent bedrooms arranged over three floors, a cellar, utility area and two bathrooms, there's plenty of room for growing families and modern living. Outside, the mature rear garden provides the perfect space to relax or entertain, while the driveway offers the added convenience of off-road parking. All this is within easy reach of Moseley's vibrant cafés, restaurants, parks, highly regarded schools and excellent transport links into Birmingham City Centre. A wonderful period home that combines timeless character with exceptional family space in one of South Birmingham's most desirable locations.



Approach

This beautifully presented period semi-detached property is approached via a Cotswold stone driveway providing off-street parking, alongside a wooden side access gate giving access to the side of the property. A blue engineering brick pathway, mature fore lawn with raised brick-edged flowerbeds stocked with a variety of mature trees, plants and climbing shrubs leads to an ornate canopy porch, where a stained glass leaded light hardwood front door with accompanying fanlight window above opens into:

Entrance Hall

With original style Minton tiled floor covering, central heating radiator, exposed wooden decorative balustrading to the staircase giving rise to the first floor accommodation, further stained glass leaded light window to the side aspect, door opening to the cellar, two central heating radiators, two ceiling light points, cornice to ceiling, wooden side access door giving access to the side return and stained glass leaded light internal door opening into:

Front Reception Room

14'04" into bay x 13'04" into recess (4.37m into bay x 4.06m into recess)

A superb front reception room with cornice to ceiling, picture rail, central heating radiator, exposed wooden floor covering, inset decorative cast iron fireplace with raised slate hearth, single glazed bay window to the front aspect with in-built shutters and ceiling light point.

Rear Reception Room

13'05" to recess x 17'05" (4.09m to recess x 5.31m)

With continued exposed wooden floor covering, central heating radiator, wooden framed French doors with accompanying double glazed leaded light window above giving access to the rear garden and patio, picture rail, cornice to ceiling and ceiling light point.

Ground Floor WC

4' x 3'11" (1.22m x 1.19m)

With low level flush WC, wash hand basin on vanity unit with storage below and hot and cold mixer tap, frosted double

glazed window to the side aspect, contemporary tiled floor covering, metro tiling to half wall height and ceiling light point.

Cellar

12'07" x 13'07" (3.84m x 4.14m)

With excellent storage space, wall mounted light point and wall mounted electric fuse board.

Breakfast Room

11'04" x 9'08" (3.45m x 2.95m)

With double glazed bay window to the side aspect, a selection of in-built storage cupboards recessed into the chimney breast, slate tiled floor covering, central heating radiator and open walkway into:

Superb Breakfast Kitchen

17'10" x 8'11" (5.44m x 2.72m)

Fitted with a matching selection of wall and base units with low level LED lighting, integrated CDA five-ring gas hob and Belling oven and grill with stainless steel extractor canopy above, ceramic sink and drainer with hot and cold mixer tap, double glazed window to the side aspect, space and plumbing for dishwasher, space for fridge freezer, metro tiled splashbacks, slate tiled floor covering and wooden block work surfaces. Further features include an additional double glazed window to the side aspect, double glazed Velux roof light in vaulted ceiling extension, wall mounted light point, feature drop-down ceiling light with exposed beam, glass brick window to the side aspect, double glazed French doors opening onto the rear garden, door opening into a useful boiler cupboard housing the washing machine and Worcester Bosch combination boiler, breakfast bar area and contemporary floor-mounted column radiator.

Rear Garden

With raised steps from either the kitchen or side return, together with a further patio area accessed directly from the rear reception room. The garden features an attractive block paved patio leading onto a mature lawn with sculptured flowerbeds to all borders, well stocked with a variety of mature flowers, plants and shrubs. A pathway provides side

access to the front of the property, passing further decorative flowerbeds before leading to an additional patio area with pergola. The garden is enclosed by panel fencing to all boundaries.

First Floor Accommodation

From the entrance hall, the turning staircase rises to the first floor landing with ceiling light point, central heating radiator, further balustraded staircase rising to the top floor accommodation and internal doors opening into:

Bedroom One

11'11" x 13'05" (3.63m x 4.09m)

With double glazed window to the front aspect, picture rail, ceiling light point and central heating radiator.

Bedroom Two

14'02" x 13'05" (4.32m x 4.09m)

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

Bedroom Three

9'06" x 11'06" (2.90m x 3.51m)

With exposed wooden floor covering, double glazed window to the side aspect, ceiling light point and central heating radiator.

Bathroom

11'08" x 5'11" (3.56m x 1.80m)

With frosted double glazed window to the side aspect, pedestal wash hand basin with hot and cold mixer tap, low level flush WC, central heating radiator, slate effect tiled floor covering, walk-in contemporary shower with mains-fed shower over, fully tiled splashbacks and ceiling light point.

Top Floor Accommodation

From the first floor landing, a turning staircase rises to the top floor landing with vaulted ceiling, double glazed window to the side aspect, original style door opening into useful storage, sliding door to wardrobe, ceiling light point and internal doors opening into:

Bedroom Four

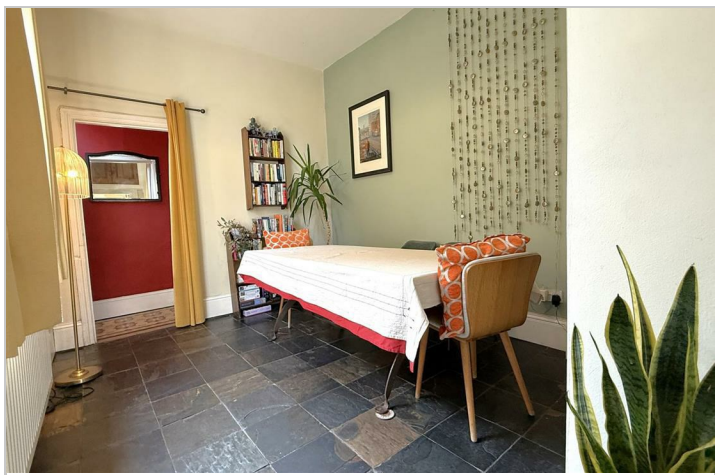
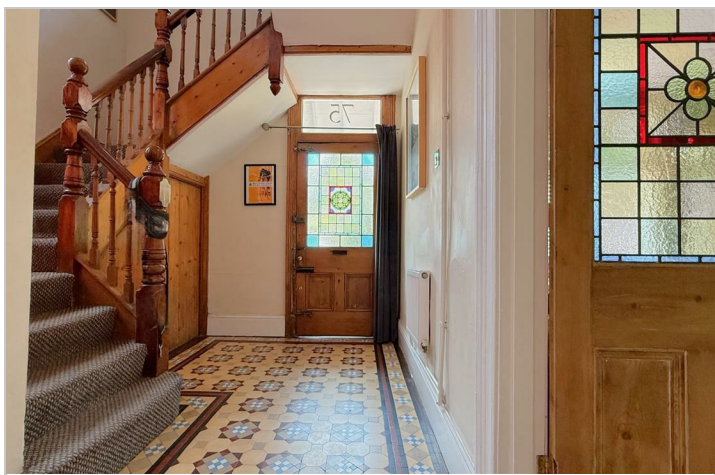
14'01" x 13'01" (4.29m x 3.99m)

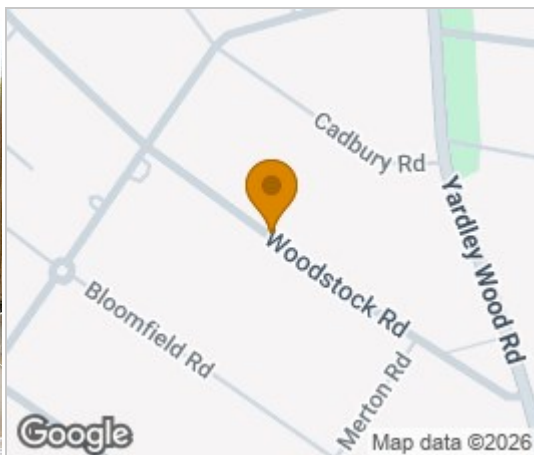
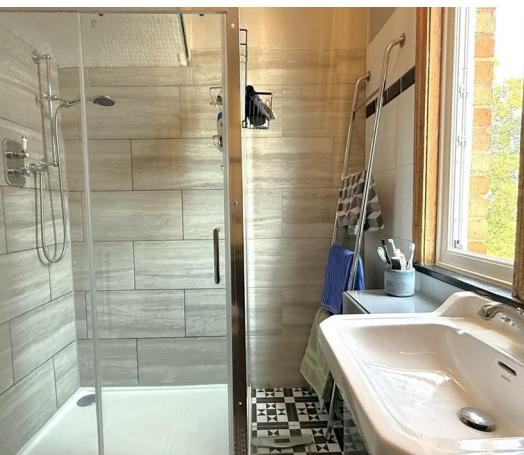
With double glazed window to the side aspect, double glazed exterior door leading onto the fire escape, exposed wooden floor covering, central heating radiator, loft access hatch and internal door opening into:

Bedroom Five

12'01" x 13'03" max to recess (3.68m x 4.04m max to recess)

With continued stripped wooden floor covering, double glazed window to the front aspect, central heating radiator and ceiling light point.





Floor Plan

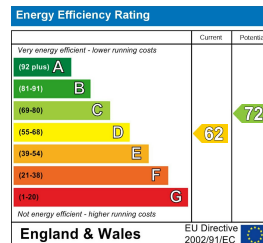


NOT to Scale
for Illustrative Purposes Only.
Rice Chamberlains.
Plan produced using PlanUp.

Viewing

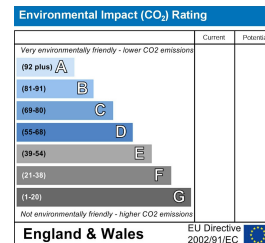
Please contact our Moseley Office on 0121 442 4040 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



England & Wales

EU Directive 2002/91/EC



England & Wales

EU Directive 2002/91/EC

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

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