



Strensham Hill

Birmingham, B13 8AG

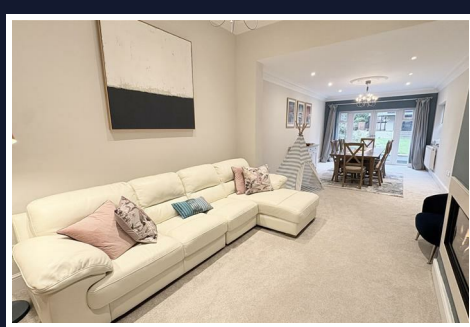
Offers In The Region Of £775,000



DELIGHTFUL FAMILY HOME WHICH HAS BEEN RENOVATED THROUGHOUT Nestled in the charming road of Strensham Hill, this delightful detached house offers a perfect blend of character and modern living. On approach you are met with a spacious driveway to this immaculate home, with an inviting hallways and an area of beautiful period features. With five spacious bedrooms, this property is ideal for families seeking ample space and comfort. The home boasts three inviting reception rooms, providing versatile areas for relaxation, entertainment, and even a home office. The two well-appointed bathrooms ensure convenience for all residents, making morning routines a breeze. With the addition of a cellar and an amazing garden with ample lawn and patio space, as well as an outhouse. The property, being older, exudes a sense of history and warmth, while still offering the potential for personal touches and updates.

The property is located within Moseley, which provides good school catchments, ample green space and local shops and amenities. With the added benefit of good transport routes and the Train station due to open soon!

This house is not just a place to live; it is a home where memories can be made. With its generous living space and prime location, it presents a wonderful opportunity for anyone looking to embrace the Moseley lifestyle. Don't miss the chance to make this charming property your own. The Energy Efficiency Rating for this home is D.



Approach

The property is approached via a driveway providing off street parking for three cars, shrubs to borders and a step leading to the front entry doors opening into:

Inner Vestibule

3'7" x 4'1" (1.1 x 1.26)

With ceiling light point, coving to ceiling, storage cupboard housing meters and fuse box and wooden door with inset double glazed window opening into:

Hallway

With two ceiling light points, coving to ceiling, wooden flooring and doors opening into:

Reception Room One

14'4" x 19'8" into bay (4.37 x 6.0 into bay)

With ceiling light point, wall mounted light points, coving to ceiling, feature gas fire with marble effect hearth and mantle piece, double glazed bay window to the front aspect, central heating radiator and picture rail.

Study

10'9" x 10'2" (3.29 x 3.12)

With double glazed window to the front aspect, ceiling spotlights, coving to ceiling, central heating radiator and wooden flooring.

Kitchen

13'4" x 13'7" (4.07 x 4.16)

With tiled flooring, ceiling light point, ceiling spotlights, coving to ceiling, double glazed windows and double glazed doors giving views and access to the rear garden. Kitchen with a selection of wall and base units with marble effect work surfaces, island with marble effect work surface incorporating stainless steel sink and drainer with hot and cold mixer tap, in-built six ring burner gas hob with extractor over, built-in grill and oven, tiling to splash backs, space for fridge freezer, integrated dishwasher and central heating radiator.

Inner Hallway

With ceiling Light point, coving to ceiling, central heating radiator, wooden flooring, double glazed window to the rear aspect and built-in storage.

Further Inner Hallway

With door giving access to the cellar, central heating radiator, ceiling light point, double glazed window to the side aspect, door opens to the shower room and further access to the living room.

Ground Floor Shower Room

3'11" x 9'10" (1.20 x 3)

With tiled walls and floor, central heating radiator, ceiling light point, ceiling spotlight, extractor fan, walk-in shower with mains powered shower over, low flush WC, wash hand basin with hot and cold mixer tap and double glazed opaque window to the side aspect,

Reception Room and Snug

32'5" x 11'5" max (9.89 x 3.48 max)

With wooden double doors and windows, two ceiling light points, cornice to ceiling, wall mounted electric fire, central heating radiator, double glazed windows to the side aspect,

Cellar

First Floor Accommodation

With stairs giving rise to split level with utility, stairs giving rise to the top floor, two ceiling light points, central heating radiator, double glazed window to the rear aspect and doors opening into:

Utility

8'0" x 6'4" (2.46 x 1.94)

With tiled flooring, double glazed window to the front aspect, ceiling light point, wall and base units, space for washing machine and dryer, stainless steel sink and drainer with hot and cold mixer tap, tiling to half wall height and central heating radiator.

Bedroom One

16'0" x 14'5" (4.88 x 4.4)

With ceiling light point, ceiling spotlights, coving to ceiling, central heating radiator, double glazed windows to the front aspect and door opening into:

En-Suite

4'9" x 6'10" (1.46 x 2.09)

With tiled floor and walls, walk-in shower with mains powered shower over, wash hand basin with hot and cold mixer tap, low flush WC, double glazed opaque window to the front aspect, extractor fan, coving to ceiling and ceiling light point.

Bedroom Two

16'0" x 14'6" (4.89 x 4.42)

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

Bathroom

12'5" x 11'10" (3.79 x 3.63)

With ceiling light point, ceiling spotlights, coving to ceiling, tiled floor, tiled to half wall height, central heating radiator, bath with hot and cold taps, low flush WC, Walk-in shower with mains powered shower over, wooden work surface incorporating two sinks with hot and cold taps with storage below and double glazed opaque window to the rear aspect.

Boiler Room

3'10" x 7'4" (1.19 x 2.26)

With double glazed window to the side aspect, wall mounted boiler, water tank and ceiling light point.

Bedroom Three

10'4" x 10'9" (3.15 x 3.29)

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

Top Floor Accommodation

From the first floor landing stairs gives rise to a split level providing a very useful storage cupboard with sky light

window and the further stairs to the top floor landing with doors opening into:

Bedroom Three

16'1" x 14'7" (4.92 x 4.46)

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

Bedroom Four

16'2" x 14'1" (4.93 x 4.30)

With ceiling light point with ceiling rose, double glazed window to the rear aspect, central heating radiator, fire exit and access to roof space.

Bathroom

3'8" x 10'11" (1.12 x 3.34)

With tiled flooring, tiling to walls, corner bath, low flush WC, wash hand basin with hot and cold mixer tap, central heating radiator and double glazed opaque window to the rear aspect.

Rear Garden

outhouse 18'2" x 17'11" (outhouse 5.54 x 5.47)

With a patio area with steps leading to lawned area with flowerbeds to borders and being well maintained. out house area with shelving. ceiling spotlights, double glazed French doors, wooden flooring, electrics and is currently being used as a home gym.

Council Tax Band

According to the Direct Gov website the Council Tax Band for 5 Strensham Hill, Birmingham, West Midlands, B13 8AG is band G and the annual Council Tax amount is approximately £3,728.33, subject to confirmation from your legal representative.





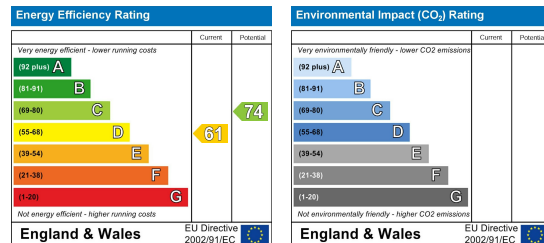
Floor Plan



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.

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