



## 123 Salisbury Road

Moseley, Birmingham, B13 8LA

Offers Over £650,000



**LOVELY FOUR BEDROOM SEMI-DETACHED FAMILY HOME WITH AMAZING KITCHEN/DINER EXTENSION!** We are delighted to offer this amazing semi-detached family home to the market located on the Salisbury Road, this family home 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 offers off road parking, porch, hallway, two reception rooms, downstairs WC, extended and updated kitchen/diner with doors opening to rear garden, utility room, integral garage. To the first floor there are four bedrooms and a family bathroom. The property further benefits from double glazing (where stated) and central heating. The Energy Efficiency rating is D. Please call our Moseley office to fully appreciate the accommodation on offer.



### Approach

The property is approached via a driveway leading to double glazed door opening into:

### Porch

With tiled floor covering, ceiling light point, double glazed windows surround and door with leaded light insets opening into:

### Hallway

With double glazed window to the front aspect, central heating radiator, stairs giving rise to the first floor landing, under stairs storage cupboard, laminate herringbone LVT floor covering and doors opening into:

### Reception Room One

17'11" x 11'7" (5.47 x 3.55)

With double glazed bay window to the front aspect, central heating radiator, cornice to ceiling, ceiling light point with ceiling rose, bespoke storage to alcoves and log burner on slate heath and wooden mantle piece.

### Reception Room Two

13'3" x 11'11" (4.04 x 3.64)

With ceiling light point, central heating radiator, cornice to ceiling and timber framed single glazed windows and French doors giving access into:

### Sun Room

4'11" x 11'7" (1.51 x 3.55)

With quarry tiled to flooring, ceiling light point and sliding double glazed door with accompanying window giving views and access to the rear garden.

### Ground Floor WC

3'1" x 5'9" (0.96 x 1.77)

With push button low flush WC, sink in vanity unit with mixer tap over, ceiling light point, central heating radiator, extractor fan and continued herringbone LVT floor covering.

### Extended Kitchen/Diner

4'3" x 9'3" x 19'4" x 19'9" (1.32 x 2.82 x 5.90 x 6.04)

With continued herringbone LVT floor covering, recessed spots to ceiling, three drop down ceiling light points over breakfast bar area, three wall mounted column radiators, double glazed window to the side aspect, double glazed bi-folding doors giving views and access to the rear garden and two double glazed lantern roof lights. Kitchen with a matching selection of wall and base units with work surfaces over incorporating Belfast sink with hot and cold mixer tap, in-built wine cooler, space for Range cooker with stainless steel chimney style extractor over, space for an American style fridge freezer, tiling to splash backs and doors opens into:

### Utility

7'4" x 6'5" (2.25 x 1.97)

With laminate herringbone LVT floor covering, recessed spots to ceiling, central heating radiator, extractor fan, wall and base units with work surfaces over incorporating stainless steel sink and drainer with hot and cold mixer tap and space for washing machine and tumble dryer.

### Garage

14'8" x 10'10" (4.49 x 3.31)

From the kitchen area door opens into garage with wall mounted Worcester boiler, Ideal water tank,

doors to driveway, ceiling light point and gas and electric meters.

### First Floor Accommodation

From hallway stairs gives rise to the split level first floor landing with double glazed opaque window to the side aspect, recessed spots to ceiling, loft access point and doors opening into:

#### Bedroom One

18'2" x 11'10" (5.56 x 3.62)

With a cast iron radiator, double glazed window to the front aspect and ceiling light point.

#### Bedroom Two

12'7" x 10'11" (3.84 x 3.34)

With cast iron radiator, double glazed window to the rear aspect, three ceiling light points and built-in wardrobes to alcoves.

#### Bedroom Three

8'10" x 10'0" (2.70 x 3.07)

With cast iron radiator, ceiling light point and double glazed window to the rear aspect.

#### Bedroom Four

10'0" x 7'10" (3.05 x 2.39)

With cast iron radiator, ceiling light point and double glazed window to the front aspect.

### Bathroom

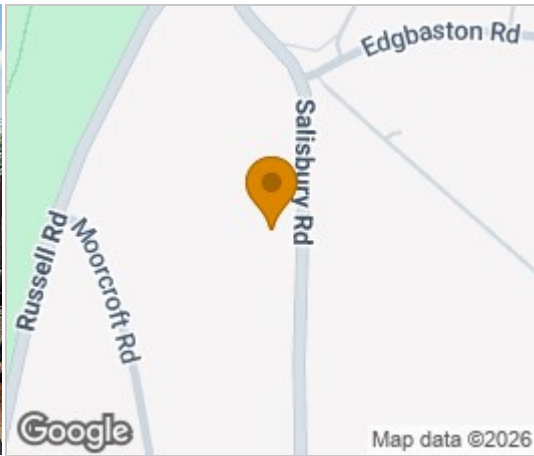
6'6" x 11'1" (1.99 x 3.38)

With recessed spots to ceiling, decorative tiling to floor, tiling to splash backs, panelling to half wall height, two double glazed opaque windows to the side aspect, claw footed roll edge freestanding bath with hot and cold mixer tap with shower attachment, wash hand basin in vanity unit with hot and cold mixer tap and drawer storage below, low flush WC, walk-in shower cubicle with mains powered shower over and heated chrome towel radiator.

### Council Tax Band

According to the Direct Gov website the Council Tax Band for 123, Salisbury Road, Moseley, Birmingham, West Midlands, B13 8LA is band F and the annual Council Tax amount is approximately £3,399.02, subject to confirmation from your legal representative.





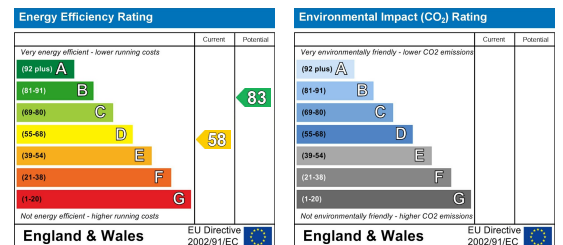
## Floor Plan



## 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.

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