



118 Park Hill

Moseley, Birmingham, B13 8DS

Offers In The Region Of £850,000



This lovely semi-detached six bedroom family home, located on Park Hill, offers an array of period charm and features and is located in one of Moseley's most sought after locations. The property offers 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, and Moseley Train Station just a short walk away and an ideal location close to Moseley Park and Pool and local schools. This sizeable period home over three floors offers wonderful living space and fantastic options for families with the two reception rooms that can be opened out to a through-lounge, kitchen with full appliances and a dining area with access to a fantastic landscaped garden offering a quiet patio area and a area for the children. The property also offers the following accommodation; front driveway with space for multiple cars, inner vestibule with original doors and flooring, spacious hallway, downstairs WC, useful storage and pantry, access to a cellar and utility room. To the first floor there are four bedrooms and a family bathroom and staircase giving rise to the third floor with two further bedrooms and bathroom. The property also benefits from central heating. Energy Efficiency Rating F. Viewings are highly recommended to fully appreciate this amazing family home on offer and can be arranged via our Moseley office.



Approach

The property is approached via a paved driveway providing parking for multiple cars, with border to front and steps giving rise to UPVC front entry door opening into:

Porch/Inner Vestibule

With tiled flooring, ceiling light point, decorative coving to ceiling and decorative wooden door with original stained glass window and windows to side opening into:

Hallway

With wooden laminate to flooring, dado rail, decorative archway, ceiling light point with decorative ceiling rose, coving to ceiling, central heating radiator, stairs giving rise to the first floor landing, further ceiling light point, door opening into storage cupboard with ceiling light point and providing useful storage, door opening into pantry with quarry tiled flooring, door opening into cellar and doors opening into:

Reception Room One

14'10" x 20'3" into bay (4.53 x 6.19 into bay)

With double glazed bay window to the front aspect with in-built shutters, central heating radiator, dado rail, picture rail, decorative coving to ceiling, ceiling light point with decorative ceiling rose, wall mounted light, feature fireplace with field hearth and wooden mantle piece and surround, built-in bespoke shelving and door opening into:

Reception Room Two

13'10" x 14'10" (4.24 x 4.54)

With central heating radiator, wall and ceiling light points, ceiling light point with decorative ceiling rose, picture rail, dado rail, double glazed patio doors giving access out to the rear garden, log burner with wooden surround and mantle piece and tiled hearth.

Ground Floor WC

3'9" x 4'10" (1.15 x 1.48)

With low flush WC, wall mounted wash hand basin with mixer tap, wooden laminate to flooring, double glazed opaque window to the side aspect, ceiling light point and door opening into airing cupboard housing the 'Intergas' boiler.

Cellar

16'6" x 6'6" (5.03 x 1.99)

With ceiling light point.

Kitchen/Diner

24'8" x 16'0" into side bay window - kitchen area (7.52 x 4.89 into side bay window - kitchen area 3.)

With tiled flooring with under floor heating, three central heating radiators, picture rail, ceiling spotlights, coving to ceiling, ceiling light point with decorative ceiling rose and extractor fan. Kitchen with a selection of matching wall and base units with work surfaces over incorporating sink and drainer with mixer tap over, built-in wine cooler, fridge and freezer, double oven, microwave, dishwasher and Induction hob with in-built extractor over, wall mounted extractor fan, double glazed window to the rear aspect, double glazed opaque window to the side aspect and further door opening into:

Utility

10'0" x 5'10" (3.06 x 1.79)

With base units with work surface incorporating sink, space for washing machine and dryer, tiling to flooring, ceiling light point, central heating radiator, tiling to flooring and double glazed opaque window with accompanying double glazed door giving access to the rear garden.

First Floor Accommodation

With stairs giving rise to the first floor accommodation with ceiling spotlights, dado rail, wall mounted light point, staircase giving rise to the top floor landing and doors opening into:

Bedroom One

14'11" x 16'11" (4.56 x 5.17)

With two double glazed windows to the front aspect, central heating radiator, ceiling light point with decorative ceiling rose, coving to ceiling, built-in bespoke wardrobe and original fireplace with wooden surround and mantle piece.

Bedroom Two

13'11" x 14'11" (4.26 x 4.55)

With double glazed window to the rear aspect, central heating radiator, ceiling light point, coving to ceiling and fireplace with wooden surround and mantle piece.

Bedroom Three

8'2" x 12'9" (2.49 x 3.90)

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

Bedroom Four/Nursery

6'9" x 11'5" (2.06 x 3.48)

With adjoining door from Bedroom one and the hallway, ceiling light point, central heating radiator and double glazed window to the front aspect.

Bathroom

5'2" x 16'5" (1.58 x 5.02)

With tiling to flooring, two wall mounted wash hand basins with mixer tap over, low flush WC, walk-in shower cubicle with mains powered shower and rainfall attachment, two wall mounted towel rails, wall mounted extractor fan, two double glazed windows to the rear aspect, ceiling mounted extractor, ceiling spotlights and jacuzzi bath with mixer tap over and shower attachment.

Top Floor Accommodation

From the first floor landing stairs gives rise to the top floor landing with Velux window, ceiling spotlights, loft access point and doors opening into:

Bedroom Five

14'0" x 10'9" (4.27 x 3.28)

With double glazed window to the side aspect, central heating radiator, wall mounted light point and built-in wardrobes providing useful storage space.

Bedroom Six

17'3" x 15'0" (5.28 x 4.58)

With double glazed windows to the front and side aspect, ceiling spotlights and two central heating radiators.

Bathroom

5'8" x 6'9" (1.75 x 2.08)

With tiled flooring with under floor heating, tiling to walls, panel bath with mixer tap and Triton shower over, corner sink with mixer tap over, low flush WC, wall mounted towel rail, wall mounted light point and Velux window.

Garden

With two patio spaces, lawned area, mature shrubberies and flower beds and side access.

Council Tax Band

According to the Direct Gov website the Council Tax Band for 118, Park Hill Moseley, Birmingham, West Midlands, B13 8DS is band F and the annual Council Tax amount is approximately £3,399.02, subject to confirmation from your legal representative.





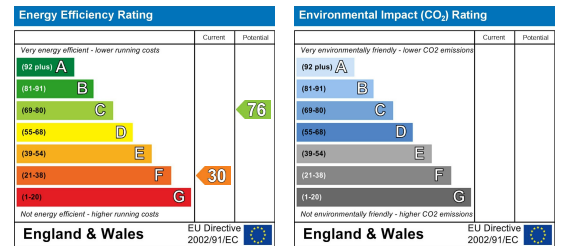
Floor Plan



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.

27-29 St Marys Row, Moseley, Birmingham, West Midlands, B13 8HW

Tel: 0121 442 4040 Email: sales@ricechamberlains.co.uk ricechamberlains.co.uk