



## 64 Oxford Road

Moseley, Birmingham, B13 9SQ

Offers Over £750,000



**\*\*LOVELY SIX BEDROOM DETACHED FAMILY HOME IN PRIME LOCATION! \*\*** Amazing six bedroom detached family home, located in this highly desirable location on Oxford Road. Offering excellent access into Moseley village with its vibrant cafes, bars, restaurants and shopping facilities, local schools including Moseley C of E primary school, transport links to the City Centre, and Moseley Train Station, which is currently being developed to be opening soon. The spacious accommodation briefly consists of; front driveway, entrance hallway with decorative features, two reception rooms, downstairs WC, kitchen/diner, utility room and access to the rear garden. To the first floor there are four bedrooms, bathroom and separate shower room. Further staircase giving rise to the second floor with two bedrooms and bathroom. The property benefits a detached garage and no upward chain. Energy Efficiency Rating: B. To arrange your viewing to fully appreciate this sizeable home please call our Moseley Office.



#### Approach

The property is approached via a shared driveway leading to a paved frontage with driveway leads to a private paved driveway leading to shared access to the rear of the property and decorative frontage with trees and shrubs and leads to an original wooden front entry door with stained glass inset opening into:

#### Entrance Hallway

15'3" x 11'4" (4.67 x 3.47)

With exposed wooden floorboards, central heating radiator, picture rail, decorative coving to ceiling, cornice to ceiling, stairs giving rise to the first floor accommodation, ceiling light point, double glazed bay window to the front aspect and doors opening into:

#### Downstairs WC

2'10" x 6'2" (0.87 x 1.88)

With under stairs storage, double glazed opaque window to the side aspect, low flush WC, wall mounted sink with two taps over, tiled flooring, tiling surround and ceiling light point.

#### Front Reception Room

12'0" x 16'9" into bay (3.67 x 5.12 into bay )

With double glazed bay window to the front aspect, central heating radiator, ceiling light point, decorative cornice to ceiling, exposed wooden floorboards, central heating radiator and original fireplace with tiled surround and hearth.

#### Inner Lobby Area

3'8" x 6'5" (1.12 x 1.96)

With ceiling light point, opaque double glazed wooden door to the side aspect and further door opening into:

#### Kitchen/Diner

20'10" max x 10'11" min x 10'10" max (6.37 max x 3.33 min x 3.31 max)

#### Dining Room

9'11" x 10'11" (3.04 x 3.33)

With two double glazed windows to the side aspect, central heating radiator, wooden laminate to flooring, ceiling light point and opens into:

#### Kitchen

8'10" x 10'10" (2.70 x 3.31)

With continued wooden laminate to flooring, wall and base

units with wooden work surfaces incorporating one and a half bowl sink and drainer with hot and cold mixer tap, built-in 'Bosch' dishwasher, built-in 'Bosch' cooker, hob and extractor over, built-in fridge and freezer, ceiling spotlights, double glazed window to the rear aspect, tiling to splash backs, further double glazed window to the side aspect and further door opening into:

#### Utility

14'1" x 5'11" (4.30 x 1.82)

With wall mounted 'Worcester' boiler, double glazed window to the rear aspect, wooden double glazed door to the rear garden, two single glazed opaque windows to the side aspect, two ceiling strip lights, tiling to flooring, white wall and base units with marble effect work surfaces incorporating stainless steel sink and drainer with mixer tap over and space for washing machine. washer/dryer and fridge freezer.

#### Rear Reception Room

15'5" x 21'7" (4.70 x 6.58)

Accessed from the kitchen or the hallway with exposed wooden floorboards, double glazed patio doors giving accessed to the rear garden, decorative corniced to ceiling, ceiling light point, two original stained glass windows to the side aspect, original fireplace with log burner fire and tiled surround, hearth and mantle piece and central heating radiator.

#### First Floor Accommodation

From hallway stairs gives rise to the first floor landing with double glazed opaque window to the side aspect, ceiling light point, stairs giving rise to the top floor, central heating radiator and further doors opening into:

#### Bedroom One

20'11" x 12'4" (6.38 x 3.78)

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

#### Bedroom Two

11'0" x 16'10" into bay (3.36 x 5.14 into bay)

With double glazed bay window to the front aspect, ceiling light point, central heating radiator, picture rail and two built-in wardrobes providing useful storage.

#### Bedroom Three

10'11" x 13'11" (3.33 x 4.26)

With central heating radiator, two ceiling light points, picture

rail, double glazed window to the rear aspect and sink in vanity unit with two taps over.

#### Bedroom Four

11'4" x 11'4" (3.47 x 3.47)

With central heating radiator, two ceiling light points, picture rail, double glazed window to the front aspect, built-in wardrobes providing useful storage and sink in vanity unit with two taps over.

#### Bathroom

6'8" x 7'8" (2.05 x 2.34)

With white panel bath with two taps over, sink in vanity unit with mixer tap over, low flush WC, airing cupboard housing water tank and providing useful storage, tiled flooring, tiled surround, ceiling spotlights, central heated towel rail and double glazed window to the side aspect.

#### Shower Room

3'5" x 7'6" (1.06 x 2.30)

With a walk-in shower with shower over, tiled surround and flooring, wall mounted extractor fan, double glazed opaque window to the side aspect, ceiling light point, central heated towel rail.

#### Top Floor Accommodation

From the first floor stairs gives rise to the top floor landing with double glazed window to the side aspect, ceiling light point, double glazed window to the rear aspect and further doors opening into:

#### Bedroom Five

11'5" x 13'3" (3.49 x 4.04)

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

#### Bedroom Six

11'10" x 10'5" (3.62 x 3.20)

With door opening into eaves storage providing useful storage, central heating radiator, ceiling light point, wall mounted light point, double glazed window to the front aspect and built-in cupboard providing useful storage.

#### Bathroom

8'3" x 3'8" (2.52 x 1.12)

With a wall mounted sink with two taps over, bath with two taps over, low flush WC, wall mounted light point, laminate to flooring, central heating radiator, tiling to splash backs,

#### Rear Garden

With a paved patio area leading to lawn turfed area with decorative trees and shrubs to borders with fencing surround and a garage providing useful storage.

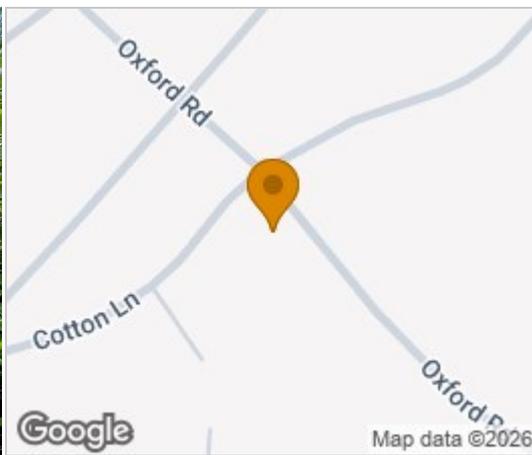
#### Garage

With wooden opening doors, glazed window to the rear aspect, ceiling strip light and wooden door gives access to the rear garden.

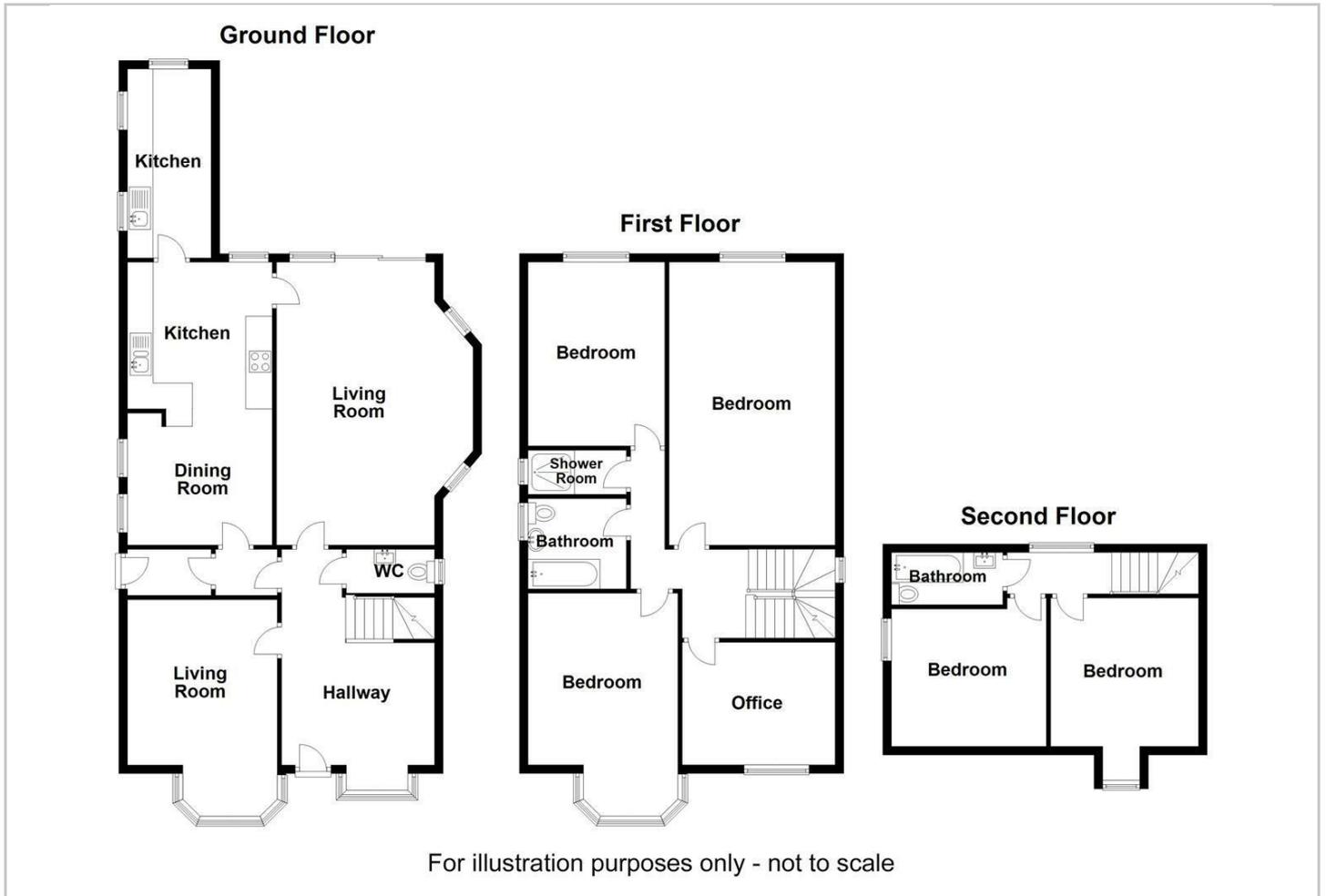
#### Council Tax Band

According to the Direct Gov website the Council Tax Band for 64 Oxford Road Moseley, Birmingham, West Midlands, B13 9SQ is band F and the annual Council Tax amount is approximately £3,231.22, subject to confirmation from your legal representative.





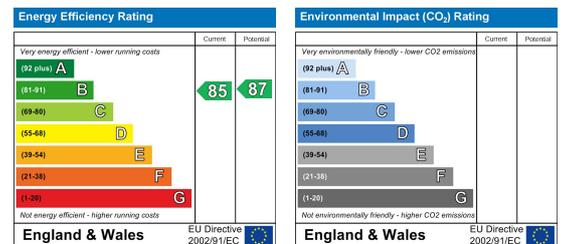
## Floor Plan



## 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



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

### 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.