



40 King Edward Road

Moseley, Birmingham, B13 8HR

Offers Over £375,000



Beautifully presented and much improved three bedroom mid-terrace home in the heart of Moseley Village.

Offering easy access to all local amenities including coffee shops, cafes, bars, restaurants and shopping facilities and great transport links into the City Centre, Edgbaston Cricket Ground, Cannon Hill Park and the Mac as well as Moseley's Private Park and Pool and upcoming train station. The property benefits from an array of original features with contemporary fittings and being fully central heated, the property briefly consists of; shallow fore garden, inner vestibule with Minton flooring, front reception room, rear reception room with open-plan fitted kitchen and access to a lovely rear garden. To the first floor there is a spacious landing with access to two bedrooms, bathroom and a further stairway to bedroom three with an en-suite shower room. The property also benefits from residents permit parking on the road. Energy Efficiency Rating C. To arrange your viewing please contact our Moseley office.



Approach

The property is approached via a shallow paved fore garden leading to a wooden front entry door opening into:

Vestibule

With Minton flooring, ceiling light point and single glazed wooden door opening into:

Living Area

12'11" x 11'11" (3.95 x 3.64)

With original style central heating radiator, exposed wooden floorboards, log burner fire with tiled hearth and door opening into under stairs storage cupboard providing useful storage, ceiling light point, double glazed patio doors giving access to the rear garden and open walkway into:

Hallway

With dado rail, ceiling light point, decorative archway, stairs giving rise to the first floor accommodation, continued Minton flooring, central heating radiator and doors opening into:

First Floor Accommodation

From hallway stairs gives rise to the first floor landing with ceiling spotlights, door to stairs giving rise to the top floor and doors opening into:

Reception Room One

9'8" x 8'9" into bay (2.96 x 2.68 into bay)

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

Open Plan Living/Kitchen

27'7" x 12'10" (8.42 x 3.93)

Kitchen Area

15'3" x 7'3" (4.65 x 2.23)

With a selection of wall and base units with marble effect work surfaces over incorporating one and a half bowl sink and drainer with mixer tap over, integral cooker, gas hob with extractor over, built-in 'Hotpoint' dishwasher and washer/dryer and fridge freezer, tiling to splash backs, wall mounted Ideal combination boiler, ceiling light point, original style central heating radiator, tiled flooring and double glazed window to the side aspect.

Bedroom One

12'10" x 12'9" into bay (3.92 x 3.91 into bay)

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

Bedroom Two

14'11" x 7'3" (4.56 x 2.22)

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

Bathroom

8'7" x 10'0" (2.64 x 3.05)

With lino to flooring, central heating radiator, three piece bathroom suite comprising low flush WC, wall mounted sink with mixer tap over, tiling to splash backs, bath with mixer tap and rainfall shower over, tiling surround, ceiling spotlights, double glazed opaque window to the side aspect and central heating radiator.

Bedroom Three

11'6" x 20'3" with restricted head height (3.51 x 6.18 with restricted head height)

With two Velux windows to the front and rear aspects, exposed wooden floorboards, built-in wardrobes providing useful storage, ceiling spotlights, eaves storage and further door opening into:

En-Suite Shower Room

6'5" x 6'2" (1.96 x 1.88)

With wall mounted sink with mixer tap over, low flush WC, walk-in shower cubicle with shower and rainfall attachment over, ceiling mounted extractor fan, wall mounted light, central heating towel rail and Velux window.

Rear Garden

With a paved patio area leading to lawn turfed area with decorative trees and shrubs to borders and planters surround, shed to rear and being finished with fencing to all borders.

Council Tax Band

According to the Direct Gov website the Council Tax Band for 40 King Edward Road, Moseley, Birmingham, B13 8HR is band C and the annual Council Tax amount is approximately £1,988.44, subject to confirmation from your legal representative.



