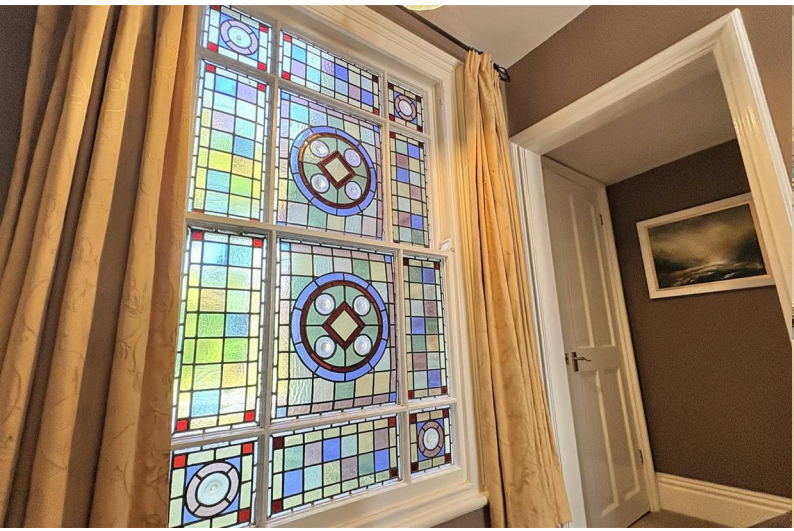




25 Greenhill Road

Moseley, Birmingham, B13 9SS

Offers Over £880,000



Impressive double-fronted Victorian home on sought-after Greenhill Road, Moseley, offering six bedrooms over multiple levels, including three en-suites, two reception rooms, and a stunning extended kitchen/diner/snug ideal for modern family living.

Retaining a wealth of period features such as bay windows, stained glass, Minton tiles and ornate corning, the property also includes a cellar, downstairs WC with laundry space, pantry and useful eaves storage. Outside, a mature, well-stocked garden with established trees, wildlife pond, potting shed and a garden room provides a peaceful retreat.

Ideally positioned for families, the property is close to highly regarded local schools, beautiful green spaces including Moseley Park and Cannon Hill Park, and benefits from excellent transport links into Birmingham city centre and beyond with the addition of the new train station. The property is within great proximity to both Kings Heath high street and Moseley Village which offer vibrant community feels with independent and franchise cafés, shops and amenities all within easy reach.

Energy Efficiency rating is D. Please call our Moseley office to view this spectacular home!



Approach

The property is approached via a paved driveway which provides parking for two cars with low level walling to the sides with shrubbery to borders leading to double wooden opening doors into:

Inner Vestibule

With cornice to ceiling, wall light point and a further wooden door with stained glass window opens into:

Entrance Hallway

20'4" max x 6'7" (6.20m max x 2.01m)

With cornice to ceiling, ceiling light point, stairs with decorative balustrades giving rise to the first floor landing, central heating radiator and original wooden doors opening into:

Reception Room One

14'3" x 17'3" library area 4'10" x 6'11" (4.36 x 5.26 library area 1.49 x 2.11)

With ceiling light point, Oak flooring, cornice to ceiling, picture rail, double glazed wooden framed sash bay window to the front aspect, shelving to alcoves, inset log burning stove with Italian marble fireplace, cherry wood flooring and open walkway into library area with ceiling light point, bespoke wood shelving.

Reception Room Two

14'2" x 20'4" (4.34 x 6.20)

With continued cherry wood effect flooring, ceiling light point with ceiling rose, two wall light points, cornice to ceiling, picture rail, two central heating radiators, wooden framed, original double glazed sash bay windows to the front aspect and gas fireplace with marble block hearth.

Open Plan Kitchen, Dining and Living Area

18'0" x 14'1" (5.50 x 4.30)

Karndean type flooring over underfloor heating, recessed spots to ceiling, cornice to ceiling, a selection of wall and base units with work surfaces over incorporating sink with Kettle boiling and filtered water tap, built-in wine rack and drinks fridge, kitchen island with USB points and two double sockets with two drop down ceiling light points over, tiling to splash backs, integrated double oved and single oven with grill, further in-built oven with induction hob over and extractor above, integrated 'Bosch' dishwasher, walkway into pantry area with space for an American style fridge freezer, wall and cherry wood base units, Karndean flooring and pine panelling and ceiling light point, then walkway into dining area.

Dining and Living Area

34'4" x 6'1" x 10'8" (10.49 x 1.87 x 3.27)

Dining area with continued Karndean flooring with underfloor heating, double glazed ceiling lantern roof light, ceiling light point with ceiling rose, ceiling spotlight, double glazed bi-folding doors to the rear garden, feature glazed bay window seat, light point above and bespoke shelving. Further double glazed ceiling lantern roof light, double glazed bi-folding doors and opening into:

Snug/Reception Room Three

13'11" 15'11" (4.26 4.86)

With cherry wood flooring, ceiling light point with ceiling rose, cornice to ceiling, feature cast iron fire with original marble surround and tiled inset, central heating radiator and door opens into hallway.

Ground Floor Utility/WC

6'5" max x 8'10" (1.96 max x 2.70)

With recessed spots to ceiling, double glazed opaque sash window to the side aspect, door opening into boiler cupboard, push button low flush WC, wash hand basin with mixer tap on vanity unit, built-in storage with space facility for washing machine and tumble dryer, tiling to part walls and Karndean type flooring over underfloor heating.

First Floor Accommodation

With stairs giving rise to the first floor split level landing stained glass double glazed window with door opening into:

Bedroom One

17'9" x 14'3" x 10'3" (5.43 x 4.35 x 3.14)

With laminate wood effect flooring, two ceiling light points with ceiling roses, central heating radiator, two double glazed wooden framed sash windows to the front aspect, cornice to ceiling, picture rail, original slate mantle with feature fireplace with rose wood original mantle piece and surround and door opening into:

En-Suite

5'8" x 5'0" (1.75 x 1.54)

With recessed spots to ceiling, marble effect tiling to floor and walls, heated towel radiator, walk-in shower with mains powered shower over, hidden cistern low flush push button WC, contemporary wash hand basin with mixer tap over, extractor fan and cornice to ceiling.

Bedroom Two

14'9" x 13'7" (4.52 x 4.16)

With laminate wood effect floor covering, ceiling light point with ceiling rose, bespoke wardrobes to alcoves, cast iron fireplace with painted slate and mantle piece, cornice to ceiling, central heating radiator and two double glazed wooden framed sash window to the front aspect.

Bedroom Three

16'0" x 10'4" x 14'0" (4.90 x 3.16 x 4.29)

With ceiling light point and ceiling rose, cornice to ceiling, picture rail, rosewood fireplace with tiled inset, double glazed sash window to the rear aspect, central heating radiator and door opening into:

En-Suite

8'1" x 3'11" (2.48 x 1.21)

With marble effect tiling to flooring, tiling to walls, recessed spots to ceiling, heated towel radiator, walk-in shower with mains powered shower over, contemporary wash hand basin on vanity unit with mixer tap over, hidden cistern low level push button WC, extractor fan, cornice to ceiling and opaque double glazed window.

Bedroom Four

14'5" x 11'8" x 10'8" (4.41 x 3.58 x 3.27)

With ceiling light point with ceiling rose, picture rail, built in storage above, double glazed sash window to the side aspect, central heating radiator and door opening into:

En-Suite

6'1" x 17'3" (1.87 x 5.26)

With marble effect tiling to flooring, tiling to walls, recessed spots to ceiling, heated towel radiator, walk-in shower with mains powered shower over, contemporary wash hand basin on vanity unit with mixer tap, hidden cistern low flush push button WC, extractor fan, door opening into storage cupboard providing useful storage and wooden framed double glazed sash window with frosted glass.

Further Landing Area

With two ceiling light points, two double glazed sash windows to the front aspect, decorative archway with corbels, two central heating radiators, cornice to ceiling, staircase giving rise to the top floor and further doors opening into:

Top Floor Accommodation

From the first floor landing stairs gives rise to the top floor landing with two ceiling light points with ceiling roses, double glazed sash window to the rear aspect double door opens into storage cupboard/eaves storage (currently used as a walk-in wardrobe space) and doors opening into:

Bathroom Suite

bathroom 8'11" x 13'8" shower area 5'4" x 6'3" x w
(bathroom 2.72 x 4.17 shower area 1.65 x 1.91 x w c)

With half covered with Karndean flooring and half with laminate wood effect flooring, ceiling light point, double glazed window to the rear aspect, large double ended bath with mixer taps in centre and open archway in shower area. With recessed spots to ceiling, walk-in shower cubicle with mains power shower over, central heated towel rail, door opening into useful storage cupboard housing the water tank, low flush push button WC, contemporary wash hand basin with mixer tap, double glazed window to the side aspect, tiled flooring and tiling to all splash backs.

Bedroom Five

14'10" x 14'5" (4.53 x 4.41)

With feature cast iron fireplace, ceiling light point, open beams that have been restored over time, central heating radiator and double glazed wooden framed window to the front aspect.

Study/Bedroom Six

13'4" x 13'1" (4.08 x 3.99)

With eaves storage, ceiling light point, central heating radiator and double glazed door giving access to the roof space and bespoke built-in storage to alcoves.

Walk-in Wardrobe / Eaves storage

Accessed from the hallway with bespoke shelving and clothes hanging space

Garden

Mature garden with an array of trees, shrubs and perennials, well established Japanese acers, Lebanese cedar and Oak Tree. With a wildlife pond, potting shed and a garden room that offers 4 double sockets and electric radiator. Outside tap and double electricity socket and a gated side passageway for access.

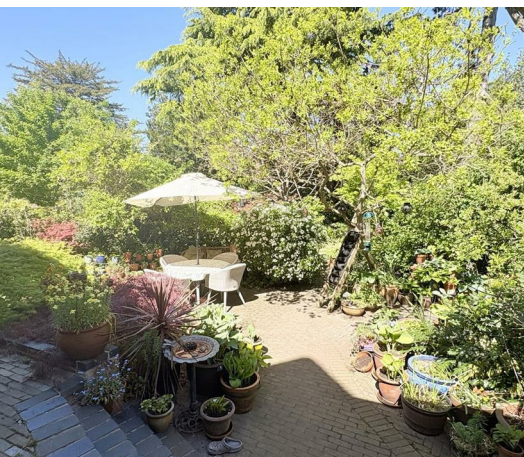
Cellar

Steps down to cellar, airtight and dry with bespoke and built-in wine storage.

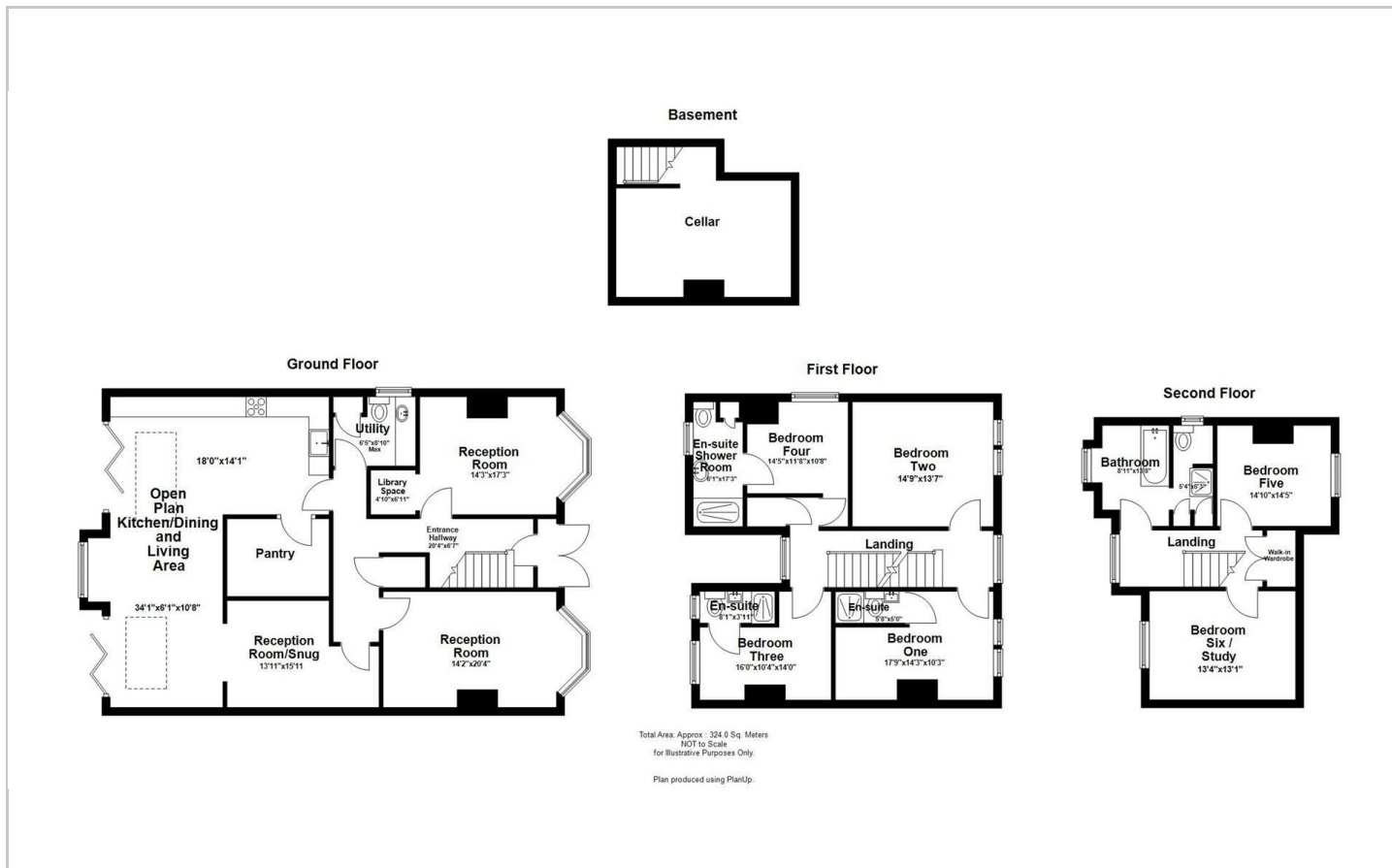
Council Tax Band

According to the Direct Gov website the Council Tax Band for 25 Greenhill Road, Moseley, Birmingham, B13 9SS is band F and the annual Council Tax amount is approximately £3,399.02 subject to confirmation from your legal representative.





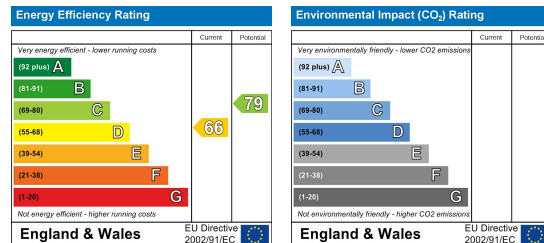
Floor Plan



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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