



## 46 Amesbury Road

Moseley, Birmingham, B13 8LE

Offers Over £875,000



Rice Chamberlains are pleased to present an impressive and substantial Five bedroom detached family home on a corner plot with no upward chain, occupying a prime position on the highly sought-after Amesbury Road, one of Moseley's most prestigious and leafy residential addresses. Offering beautifully proportioned accommodation arranged over two floors, this charming period residence provides an exceptional opportunity to enhance and personalise a home of considerable character and scale.

Ideally situated within easy reach of Moseley Village, the property benefits from access to a vibrant selection of independent shops, cafés and restaurants, highly regarded local schools, excellent transport links to Birmingham City Centre and Edgbaston and nearby green spaces including Cannon Hill Park and Moseley Park & Pool.

The accommodation briefly comprises: generous driveway providing ample off-road parking, entrance porch, elegant reception hallway, spacious reception rooms, fitted kitchen with breakfast area, additional family space, utility area and ground floor toilet. To the first floor are five well-proportioned bedrooms, one complimented by an En-suite, the first floor is also served by a family bathroom and shower room, with separate toilet, offering excellent flexibility for modern family living. As well as an extraordinary garden with mature trees and ample space.

Further benefits include central heating, a garage and mature, private rear gardens, creating a peaceful and private setting. Rarely available in this location, the property offers outstanding potential to create a truly exceptional family home. Energy Efficiency Rating TBC.



## Approach

The property is approached via a tarmacadam driveway with a lawn turfed area with access to the side and leads to a single glazed door with accompanying side windows opening into:

## Porch

With original style flooring, single glazed windows to the side aspects, two original stained glass windows overlooking the hallway, wall mounted light point and a wooden front entry door opening into

## Entrance Hallway

With two central heating radiators, stairs with original features giving rise to the first floor landing, decorative coving to ceiling, picture rail, single glazed original style windows to the side aspect and doors opening into:

## Reception Room One

16'7" x 20'0" into bay (5.08 x 6.10 into bay)

With a single glazed bay window to the front aspect, central heating radiator, feature fireplace with tiled surround and mantle piece, dado rail, coving to ceiling and ceiling light point with decorative ceiling rose.

## Ground Floor WC

3'8" x 7'10" (1.14 x 2.41)

With original flooring, tiling surround, central heating radiator, original stained glass opaque window to the side aspect, sink in vanity unit with two taps over, low flush WC and ceiling light point.

## Cloak Room

With ceiling light point and providing useful storage.

## Reception Room Two

22'10" x 14'11" (6.97 x 4.57)

With two central heating radiator, coving to ceiling, wall mounted light points, two single glazed double door opening out to the veranda and rear garden, two original style stained glass windows to either sides of the chimney breast recess and chimney breast housing a fireplace with tiled hearth.

## Kitchen/Diner

23'7" max x 11'10" (7.21 max x 3.62)

## Dining Area

11'11" x 12'11" pantry 3'11" x 7'4" (3.64 x 3.94 pantry 1.20 x 2.26)

With central heating radiator, open fireplace, single glazed opaque window to the side aspect, ceiling light points, wall mounted light points, door opening into pantry housing the fridge freezer and washing machine and a single glazed opaque window to the side aspect, central heating radiator and red quarry tiled floor covering.

## Kitchen

9'8" x 11'10" (2.97 x 3.62)

With tiling to flooring, tiling to splash backs, wall and base units with tiled effect work surfaces, one and a half bowl sink and drainer with hot and cold mixer tap, Neff cooker, hob with extractor over, tiling surround, two ceiling light points, single glazed with overlooking the rear garden, built-in Neff dishwasher and door giving access to the outside courtyard.

## First Floor Accommodation

From hallway stairs gives rise to the first floor landing with an original stained glass bay window to the front aspect, ceiling light point, decorative coving to ceiling, central heating radiator, further ceiling light point, further original stained glass window to the side aspect and doors opening into:

## Bedroom One

14'11" x 15'4" (4.55 x 4.69)

With two single glazed bay windows to the side aspect, single glazed window to the rear aspect, ceiling light point, coving to ceiling and door opening into:

## En-Suite

9'7" x 7'5" (2.94 x 2.28)

With a four piece bathroom suite comprising walk-in shower cubic le with mains powered shower over, low flush WC, sink on pedestal with two taps over, bath with two taps over, tiling to walls, ceiling light point and single glazed original glass window to the rear aspect.

## Bedroom

12'0" x 12'10" (3.66 x 3.92)

With single glazed window to the front and dual aspect side

windows, central heating radiator, ceiling light point and coving to ceiling.

### Bedroom

**13'10" x 19'8" into bay (4.24 x 6.01 into bay)**

With single glazed original bay window to the front aspect, wall mounted electric heater, central heating radiator, ceiling light point, coving to ceiling, wall mounted light points and built-in wardrobes providing useful storage.

### Bedroom

**15'11" x 11'11" (4.86 x 3.64)**

With central heating radiator, electric fireplace, built-in wardrobes providing useful storage space wall mounted light point, ceiling mounted light point, coving to ceiling and single glazed original window to the front aspect.

### Separate WC

**2'10" x 5'10" (0.88 x 1.78)**

With lino to flooring, tiling surround, low flush WC, wall mounted sink with mixer tap over, central heating radiator, ceiling light point and original stained glazed window to the side aspect.

### Bathroom

**8'6" x 9'8" max (2.61 x 2.95 max )**

A corner Jacuzzi bath with mixer tap over, stained glass window to the side aspect, central heating radiator, shower cubicle with mains powered shower over, sink in vanity unit with mixer tap over, central heating towel rail, original stained glass window to the side aspect and ceiling light point.

### Bedroom

**17'4" x 10'5" (5.30 x 3.18)**

With ceiling light point, two original windows to the rear aspect and central heating radiator.

### Courtyard and Rear Garden

outhouse with wc 3'1" x 7'1" (outhouse with wc 0.94 x 2.16)

With access into three outhouses, one with WC, single glazed window to the side aspect and ceiling light point, front and rear access and access to the rear garden. Rear garden with a paved patio area leading to a lawned turf area, decorative trees and shrubs to borders, fencing surround and a veranda.

### Garage

**12'0" zx 17'2" (3.66 zx 5.24)**

Doors opening out the front aspect, doors giving access to the rear aspect, ceiling light point and wall mounted Worcester combination boiler.

### Council Tax Band

According to the Direct Gov website the Council Tax Band for 46 Amesbury Road, Birmingham, B13 8LE is band G and the annual Council Tax amount is approximately £3,728.33, subject to confirmation from your legal representative.





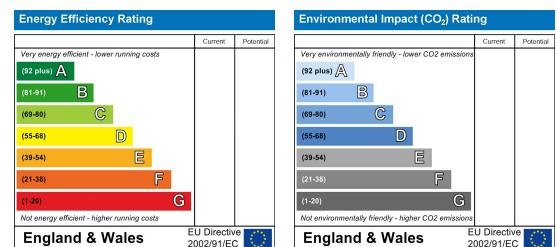
## Floor Plan



## 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



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### 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.