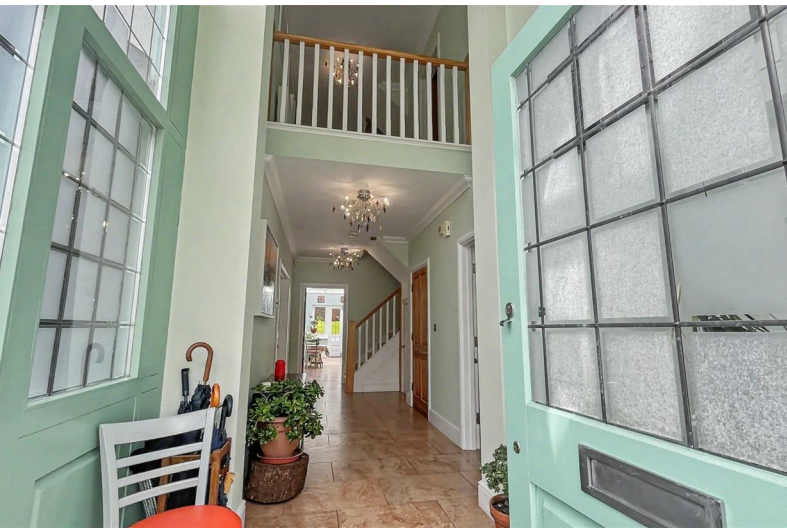




14A Russell Road

Moseley, Birmingham, B13 8RD

Offers Over £975,000



This superb home is located on the popular Russell Road and is ideally located to give access to all of the nearby points of interest including Cannon Hill Park, Moseley Village, Kings Heath High Street, Q.E. Hospital, Birmingham University campus, local, well renowned schools and the City Centre via the nearby transport links and new train stations. The property offers lots of natural light and space and briefly comprises; landscaped driveway, hallway, reception room, through lounge living/dining room, kitchen, garden room, utility room, workshop and access to a lovely landscaped rear garden. To the first floor are four bedrooms with two benefitting from en-suite shower rooms and a further family bathroom. To the second floor is three more bedrooms and an en-suite shower room. The property also benefits from an EV charger and solar panels. Energy Efficiency Rating C. To arrange your viewing of this lovely home please call our Moseley office.



Approach

The property is approached via a paved driveway with space for multiple vehicles and a landscaped front garden with decorative trees and shrubs to borders with brick surround, EV charger point and pathway leading to front entrance door with accompanying double glazed window opening into:

Hallway

With tiling to flooring, two ceiling light points, coving to ceiling, stairs giving rise to the first floor accommodation, door opening into under stairs storage cupboard providing useful storage and further doors opening into:

Office/Reception Room

11'1" x 14'5" (3.40 x 4.41)

With double glazed window to the front aspect, built-in desk and shelving, coving to ceiling, ceiling spotlights and laminate to flooring.

Ground Floor WC

5'7" x 7'10" max (1.71 x 2.41 max)

With tiling to flooring, ceiling spotlights, ceiling extractor fan, sink on pedestal with mixer tap over and low flush WC.

Through Lounge/Living Dining Room

33'3" (10.14)

Living Area

12'3" x 20'10" into bay (3.75 x 6.37 into bay)

With double glazed bay window to the front aspect, laminate flooring, two ceiling light points, coving to ceiling and doors opening into:

Dining Room

11'3" x 12'3" (3.43 x 3.75)

With continued laminate to flooring, coving to ceiling, ceiling spotlights, wall mounted air conditioning unit, double glazed windows with accompanying door giving views and access to the rear garden.

Kitchen and Garden Room

22'3" max x 15'1" min x 17'10" max x 9'10" min (6.80 max x 4.62 min x 5.46 max x 3.02 min)

With tiling to flooring, wall and base units with marble effect work surfaces incorporating one and a half bowl sink and drainer with mixer tap over and instant hot water tap, 'Neff' dishwasher, 'Smeg' gas hob with in-built extractor over, built-in 'Neff' cooker and double oven, ceiling spotlights, coving to ceiling pantry space and double glazed window overlooking the rear garden. Garden Room with double glazed windows

with accompanying double glazed doors to the rear garden, further double glazed window to the side aspect, tiling to flooring and ceiling light point. The further doors opening into:

Utility

7'10" x 5'1" (2.41 x 1.56)

With ceiling spotlights, double glazed opaque window and double glazed door to the side passageway, base unit with worksurface incorporating sink with mixer tap over, tiling to splash backs, tiling to flooring, space for fridge freezer and washing machine.

Workshop/Converted Garage

18'0" x 9'3" (5.51 x 2.84)

With wall mounted 'Worcester' boiler, double glazed opaque window with accompanying door giving access to the rear garden, base unit with wooden work surface incorporating Belfast sink with mixer tap over and further mezzanine level storage space with ceiling light point.

Can be converted back to a full garage

First Floor Accommodation

From the hallway stairs gives rise to the first floor landing with mezzanine level overlooking the front entrance, two ceiling light points, central heating radiator, coving to ceiling, stairs giving rise to the first floor landing, further stairs giving rise to the top floor, door opening into storage cupboard and doors opening into:

Bedroom One

11'1" x 19'1" (3.40 x 5.83)

With double glazed window overlooking the front aspect with secondary glazing, central heating radiator, coving to ceiling, ceiling light point, wall mounted air conditioning unit, built-in wardrobe and door opening into:

En-Suite Shower Room

7'2" x 7'5" (2.19 x 2.27)

With tiled flooring, tiling to walls, double sink with mixer tap over, walk-in shower cubicle with shower over, low flush WC, wall mounted heated towel rail, ceiling spotlights, wall mounted extractor fan and double glazed opaque window to the side aspect.

Bedroom Two

12'3" x 13'11" (3.74 x 4.25)

With double glazed window to the front aspect with secondary glazing, central heating radiator, ceiling light point, built-in wardrobes and door opening into:

En-Suite Shower Room

3'10" x 9'1" (1.19 x 2.77)

With low level flush WC, sink on pedestal with mixer tap over, walk-in shower cubicle with shower over, ceiling spotlights, central heating towel rail, wall mounted extractor and double glazed opaque window to the side aspect.

Bedroom Three

12'3" x 11'3" (3.74 x 3.43)

With double glazed window to the rear aspect with secondary glazing, ceiling light point, central heating radiator and built-in storage cupboard.

Bedroom Four/Office

11'3" x 11'2" max x 7'9" (3.45 x 3.41 max x 2.38)

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

Family Bathroom

7'0" x 9'8" (2.15 x 2.96)

With tiling to flooring, tiling to walls, panel bath with mixer tap over, low flush WC, sink in vanity unit with mixer tap over, walk-in shower with shower over, double glazed opaque window to the rear aspect, ceiling spotlights, wall mounted extractor fan, ceiling spotlights and wall mounted central heating towel rail.

Top Floor Accommodation

From the first floor landing stairs gives rise to the top floor landing with ceiling light point and doors opening into:

Bedroom Five

16'2" max x 7'6" min x 19'2" max x 6'5" (4.93 max x 2.31 min x 5.85 max x 1.97)

With eaves storage, two Velux windows, two ceiling light points and central heating radiator.

Bedroom Six

12'3" x 22'11" (3.74 x 6.99)

With double glazed window to the rear aspect, two ceiling light points, central heating radiator, loft access point, door opening into storage cupboard providing useful storage space and further door opening into:

En-Suite Shower Room

2'11" x 10'5" (0.89 x 3.19)

With double glazed opaque window to the side aspect, tiling to flooring, ceiling spotlights, wall mounted extractor, low flush WC, sink on pedestal with mixer tap over, shower cubicle with shower over and central heated towel rail.

Bedroom Seven

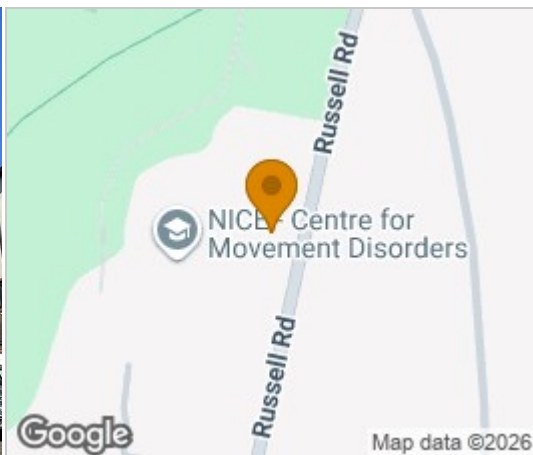
7'0" min x 11'3" max x 15'9" x 6'6" storage room 7 (2.14 min x 3.44 max x 4.81 x 2 storage room 2.16 x)

With double glazed window to the rear aspect, two ceiling light points, central heating radiator and door opening into storage room with ceiling light point and double glazed window to the side aspect.

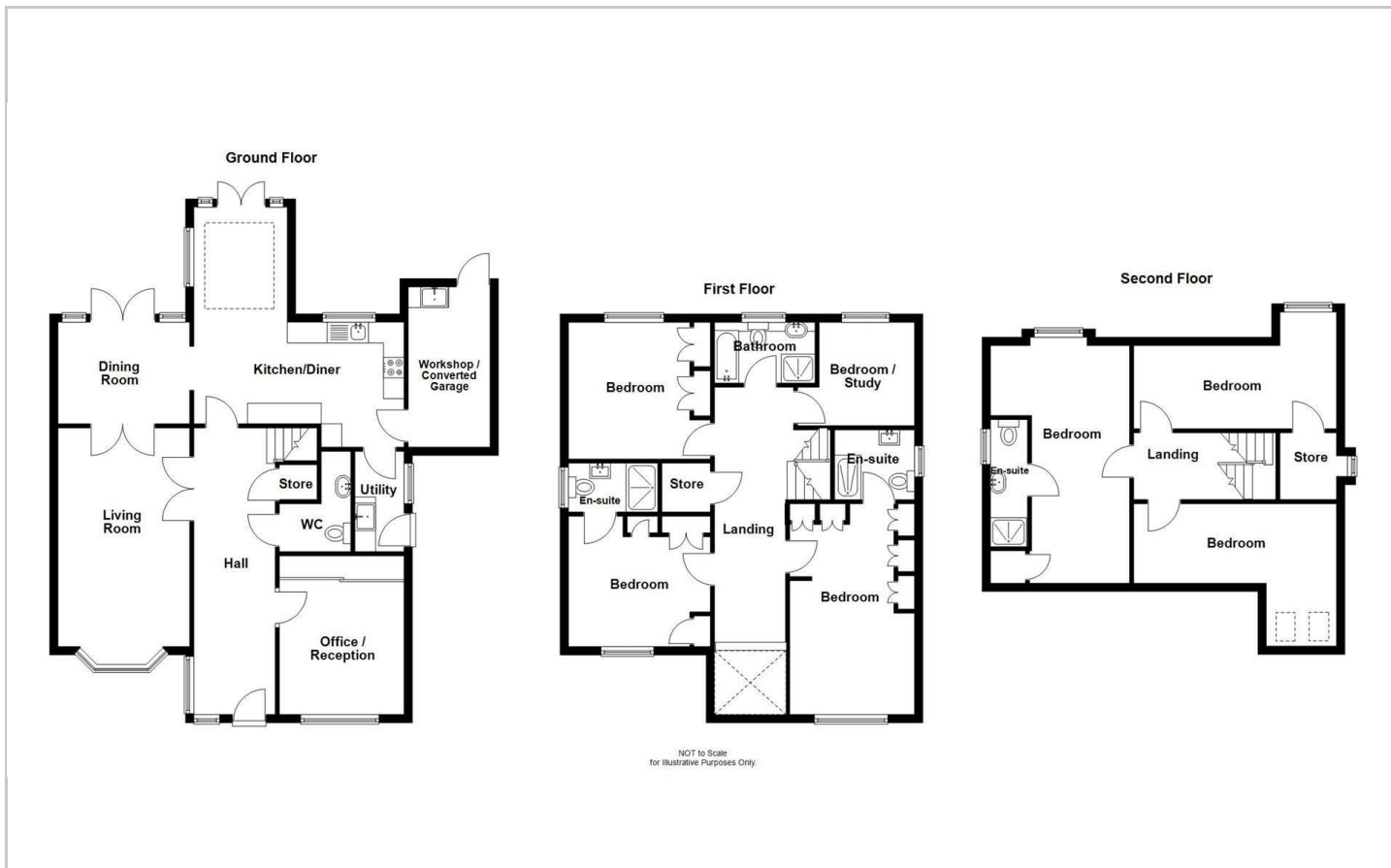
Rear Garden

A landscaped rear garden with a paved patio area with steps leading to lawn area with decorative trees and shrubs to borders, fencing surround and rear shed.





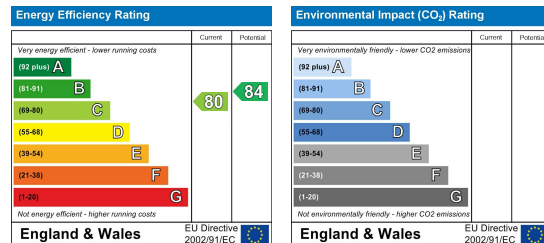
Floor Plan



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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