



61 Woodfield Road

Moseley, Birmingham, B13 9UL

Offers In The Region Of £650,000



BEAUTIFULLY PRESENTED Woodfield Cottage is a truly magnificent home set on leafy Woodfield road is the perfect family home and ideally situated for all the local area has to offer with; great distance to both Kings Heath high street and Moseley Village that offers cafes, restaurants, local parks, community hubs and within good school catchment area. There is also the addition of good transport routes with Moseley station and Kings Heath station being in nearby proximity. This property is set back on a popular road, full of charm and original features, it benefits from a leafy fore garden that is complimented by a spacious driveway also. The property itself offers entrance via an inner vestibule leading to hallway which has original checkered tiles, a spacious through lounge with an array of original features and is complimented by has dual aspect views via the bay window to the front aspect and original French door to the rear, the ground floor accommodation is also complimented by a downstairs w/c, useful cloak room, access to the cellar and a stunning kitchen and dining room space with integrated appliances and bifold doors providing access to the garden with mature shrubbery and patio area. The first floor accommodation offers three good sized bedrooms across a split level, a bathroom and separate w/c. The energy efficiency rating is D. To truly appreciate this lovely home, call our Moseley office today!



Approach

The property is approached via a driveway leading to side access to the rear garden and steps leading up to front entry wooden door with feature arched window above opening into:

Inner Vestibule

With ceiling light point, tiling to original flooring, with useful storage to the side and further door opening into

Hallway

With original tiled checkerboard black and white flooring, ceiling light point, central heating radiator, archway, stairs giving rise to the first floor landing and doors opening into:

Living/Dining Room

28'2" into bay x 13'5" (8.6 into bay x 4.1)

With original parquet flooring, two ceiling light point with decorative ceiling roses, decorative cornice to ceiling, two central heating radiators, feature fireplace with log burning stove with cast iron surround and hearth and wooden mantle piece, double glazed bay sash window to the front aspect incorporating window seat, built-in storage cupboards and wooden framed timber original French door with accompanying window above giving views and access to the rear garden. Built in storage/ bar with wooden door.

Inner Hallway

With ceiling light point, tiled flooring, door giving access to the cellar, door to storage cupboard, door to kitchen and further door opening into:

Ground Floor WC

2'11" x 3'7" (0.9 x 1.1)

With lino flooring, ceiling light point, double glazed window to the side aspect, tiled to half wall height, wall mounted towel radiator, low flush push button WC and wall mounted sink with two taps over.

Cellar

Providing useful storage

Open Plan Kitchen and Dining Area

9'10" x 28'6" (3 x 8.7)

Kitchen with wooden effect laminate to flooring, recessed spotlights to ceiling, timber framed window to the side aspect, a selection of wall and base units with marble work surfaces over incorporating sink and drainer with mixer tap over, integrated five ring burner gas hob with chimney style extractor over, built-in oven and grill, integrated fridge freezer and dishwasher, cupboard housing the boiler, breakfast bar area and walkway into dining area. With two drop down ceiling light points, three timber framed double glazed Velux roof lights, continued laminate wood effect flooring, double glazed window to the rear aspect and bi-folding doors giving views and access to the rear garden.

First Floor Accommodation

From the hallway stairs gives rise to the first floor split level landing with ceiling light point, central heating radiator, skylight and doors opening into:

Bedroom Three

9'10" x 11'0" (3.01 x 3.37)

With ceiling light point, cast iron central heating radiator and double glazed sash windows to the rear aspect.

Separate WC

3'1" x 6'7" (0.94 x 2.03)

With lino to flooring, panelling to walls, ceiling light point, loft access point, double glazed window to the sided aspect, tiling to splash backs, low flush push button WC and wall mounted corner wash hand basin with mixer tap.

Bedroom Two

11'9" x 11'1" (3.6 x 3.4)

With ceiling light point with ceiling rose, cornice to ceiling, picture rail, cast iron central heating radiator, double glazed sash window to the front aspect, feature original cast iron fireplace with tiled hearth and a selection of custom made built-in wardrobes with overhead storage to alcoves.

Bathroom

6'5" x 8'9" (1.96 x 2.69)

With lino to flooring, cast iron central heating radiator, recessed spotlights to ceiling, tiling to half wall height, frosted double glazed sash window to the front aspect, built-in storage, walk-in shower cubicle with mains powered shower over, free standing claw footed roll edge bath with hot and cold tap and shower attachment and contemporary wash hand basin with feature hot and cold mixer tap on vanity unite with drawer storage under. Wooden decorative shelves providing useful storage.

Bedroom One

13'10" x 12'7" (4.22 x 3.84)

With ceiling light point with ceiling rose, central heating radiator, picture rail, double glazed sash window to the rear aspect, fireplace with tiled hearth, wooden mantle piece, and custom made built in wardrobes

Rear Garden

Being accessed from either the rear dining room or from bi-folding doors leads out to an initial paved patio with built-in seating area, side access point to the front of the property, patio steps leading to lawned area with flowerbed to borders, and further trees and shrubs and finished with brick walls and fencing to borders.

Council Tax Band

According to the Direct Gov website the Council Tax Band for 61, Woodfield Road, Moseley, Birmingham, B13 9UL is band D and the annual Council Tax amount is approximately £2,353.17, subject to confirmation from your legal representative.





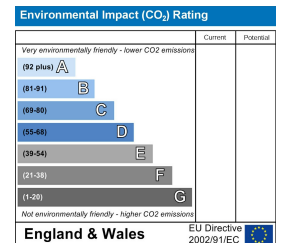
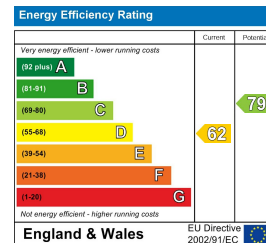
Floor Plan



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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