

**AP MORGAN**



**Moorcroft Road, Birmingham**  
Asking Price £775,000

## Features:

- Sought-After Moseley Location Close to Amenities and Schools
- Exceptional Five-Bedroom Detached Family Home
- Extended and Fully Renovated to a High Specification
- Stunning Open-Plan Kitchen/Dining Room
- Spacious Accommodation Arranged Over Three Floors
- Principal Bedroom with Stylish En-Suite
- Separate Utility Room, Study and Guest WC
- Landscaped Rear Garden and Driveway Parking
- Fully Fitted Alarm & CCTV System

## Description:

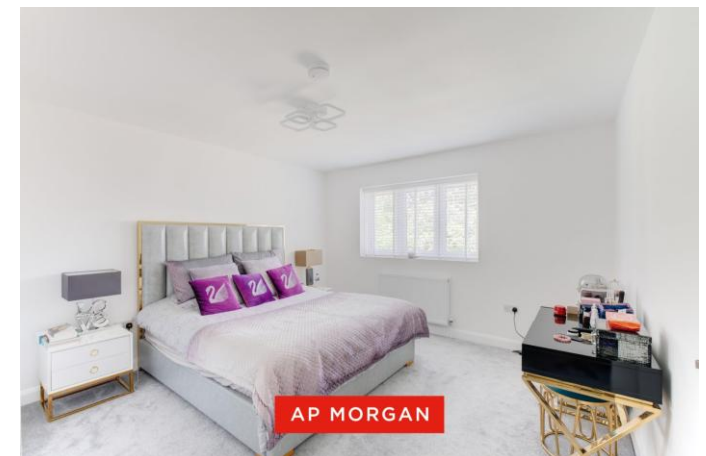
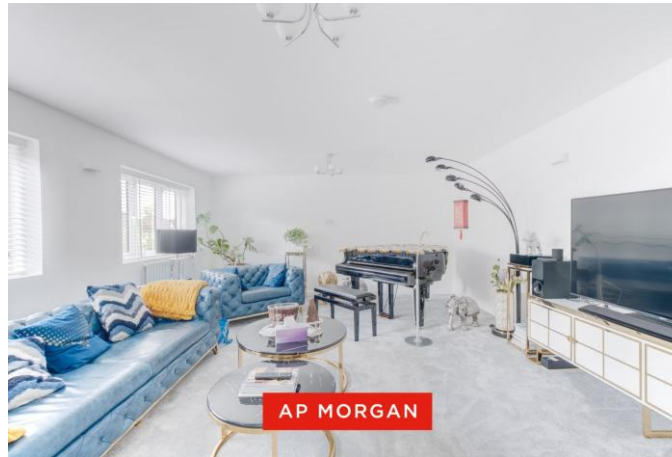
Occupying a prime position on the highly sought-after Moorcroft Road in the heart of Moseley, this exceptional five-bedroom detached residence has been extensively extended and beautifully renovated to an outstanding specification throughout. Offering substantial and highly versatile accommodation across three impressive floors, the property combines contemporary styling with superb family functionality, all presented in immaculate, turnkey condition. Thoughtfully designed for modern living, this stunning home provides spacious and elegant interiors ready for immediate occupation, making it a rare opportunity within one of Moseley's most desirable locations.

Upon entering, you are welcomed by a bright and spacious hallway leading through to a superbly presented lounge, offering an ideal space for both relaxing and entertaining. To the rear sits the true focal point of the home — a stunning open-plan kitchen/dining room fitted with contemporary units, quality worktops, and integrated appliances, with ample space for family dining and social gatherings. Bi-fold style access to the rear garden enhances the seamless indoor-outdoor feel, making it perfectly suited to modern family living. A separate utility room, dedicated study/home office, and guest WC complete the ground floor accommodation.

The first floor offers four generously sized double bedrooms, all beautifully presented and filled with natural light. The impressive principal bedroom benefits from a stylish en-suite shower room, while the remaining bedrooms are served by a sleek and contemporary family bathroom finished to a high standard.

Occupying the top floor is a further spacious double bedroom, ideal as a guest suite, teenager's retreat, or additional workspace, complemented by its own modern bathroom.

Externally, the property continues to impress with a thoughtfully landscaped rear garden featuring paved seating areas and a well-maintained lawn — ideal for entertaining and family enjoyment. To the front, a generous driveway provides off-road parking for three to four vehicles. The home also benefits from front and rear CCTV together with a Ring doorbell system for added peace of mind.



Ideally positioned on the highly regarded Moorcroft Road, the property enjoys excellent access to Birmingham City Centre, well-respected local schools, parks, cafés, and Moseley's vibrant range of amenities.

Combining substantial living space, high-quality finishes, and an exceptional location, this outstanding home offers the perfect blend of style and practicality for modern family life. Early viewing is highly recommended.

### Details:

#### Entrance Hall

**Family Room** 19'8" x 15'9" (6m x 4.8m)

**Kitchen/Dining Room** 25'9" x 15'5" (7.85m x 4.7m)

**Utility Room** 11'7" x 7'5" (3.53m x 2.26m)

**Study** 11'4" x 9'6" (3.45m x 2.9m)

#### WC

#### Landing

**Principal Bedroom** 20' x 18' (6.1m x 5.49m) Both Max inc Dressing Area

**Ensuite** 9'2" x 4'7" (2.8m x 1.4m)

**Bedroom 3** 20' x 9'9" (6.1m x 2.97m)

**Bedroom 4** 15'4" x 9' (4.67m x 2.74m)

**Bedroom 5** 16'7" x 7'7" (5.05m x 2.3m)

**Family Bathroom** 9' x 6'9" (2.74m x 2.06m)

#### Upper Landing

**Bedroom 2** 24'5" x 12'6" (7.44m x 3.8m)

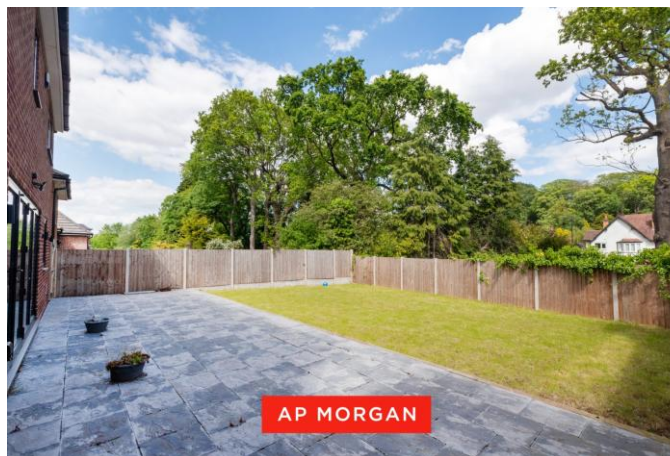
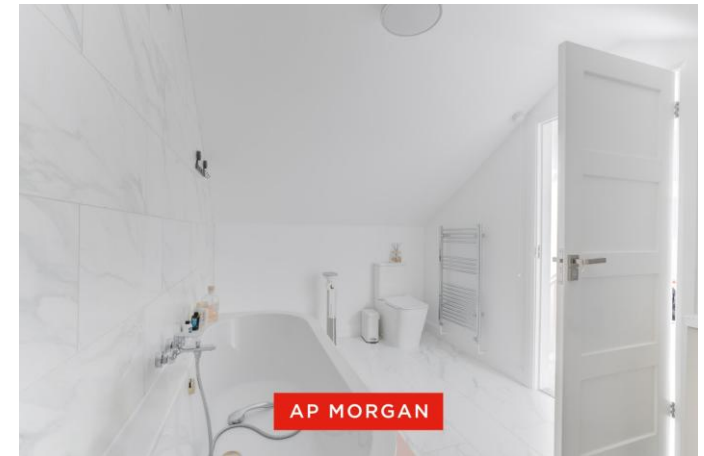
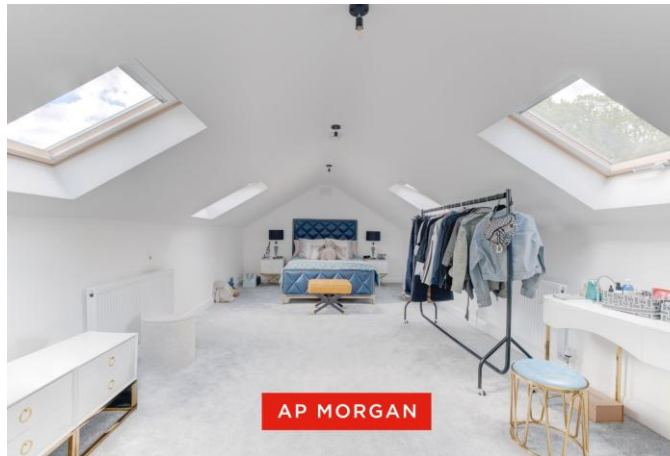
**Bathroom** 12'6" x 7'10" (3.8m x 2.4m)

**EPC Rating:** C

**Council Tax Band:** E (tbc by solicitors).

**Tenure:** Freehold (tbc by solicitors).

For more information or to arrange a viewing, please call us on 0121 817 8585.



## How can we help you?

### Need a mortgage?

We recommend Wiser Mortgage Advice. They will search the market for you to ensure you get the right lender and mortgage deal. They typically achieve mortgage offers much more quickly than if you were dealing with lenders directly. The initial appointment is free and without obligation. Call us on 0121 817 8585, or visit their website for more information: [www.wisermortgageadvice.co.uk](http://www.wisermortgageadvice.co.uk)

### Property to sell?

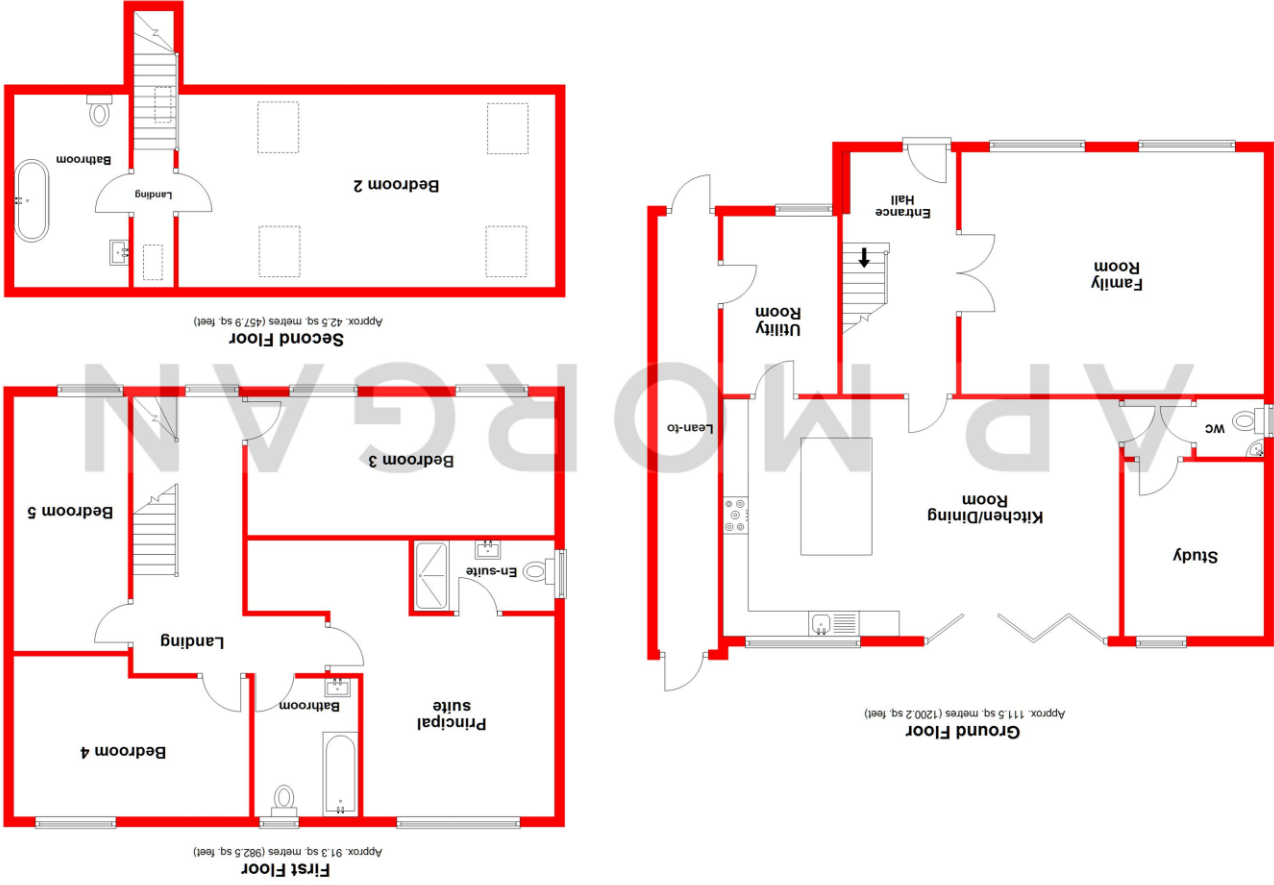
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation and we will visit your property and discuss your needs.

### Need a solicitor?

A good solicitor can save you literally weeks of time in the buying/selling process, reducing the stress levels of all involved. We will instruct a reputable firm that is competitive on cost and very reliable. Just ask for a quote.

### Identity Checks

Estate Agents are required by law to conduct anti-money laundering checks on all those buying a property. We have partnered with a third party supplier to undertake these who will contact you once you have had an offer accepted on a property you wish to buy. The cost of these checks is £99 + VAT per buyer and this is a non-refundable fee. These charges cover the cost of obtaining relevant data, any manual checks and monitoring which might be required. This fee will need to be paid and the checks completed in advance of the issuing of a memorandum of sale on the property you would like to buy.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms, and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Plan produced using PlanItUp

No statement in these details is to be relied upon as representation of fact, and purchasers should satisfy themselves by inspection or otherwise as to the accuracy of the statements contained within. These details do not constitute any part of any offer or contract. AP Morgan and their employees and agents do not have any authority to give any warranty or representation whatsoever in respect of this property. These details and all statements herein are provided without any responsibility on the part of AP Morgan or the vendors. Equipment: AP Morgan has not tested the equipment or central heating system mentioned in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. Measurements: Great care is taken when measuring, but measurements should not be relied upon for ordering carpets, equipment, etc. The Laws of Copyright protect this material. AP Morgan is the Owner of the copyright. This property sheet forms part of our database and is protected by the database right and copyright laws. No unauthorised copying or distribution without permission.