



Floor Layout

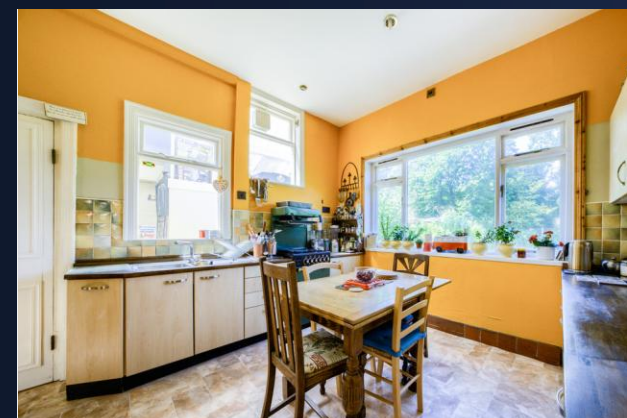


Total approx. floor area 3,400 sq ft (316 sq m)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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. Made with Metropix ©2019.

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

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Moorland Road

Edgbaston

B16 9JP

Asking Price Of £895,000

- Six-Bedroom Semi-Detached Family Home
- 3400 Sq. Ft.
- Landscaped West Facing Garden
- Arts & Crafts Style Heritage



Moorland Road,
Edgbaston, Birmingham, B16 9JP
Asking Price Of £895,000



Property Description

DESCRIPTION With character features of its era, this spacious six bedroom semi detached property offers modern enhancements to compliment such style as high ceilings with decorative coving and ceiling roses, inglenook fire place, and double glazed sash windows (where specified).

Complimented by over 3400 square feet of accommodation, boasting two reception rooms ideal for living room or lounge/dining room, the key focal points downstairs are a grand entrance hallway, two spacious reception rooms, both with beautiful bay windows and the living room with gorgeous inglenook fireplace, with a modern breakfast kitchen offering access to rear patio. The first floor benefits from four double bedrooms, a contemporary bathroom and a separate W.C. room with a further two double bedrooms on the second floor with eaves storage.

The characterful home further compliments a tandem garage ideal for those wanting to tuck the car away to sleep at night, plus the expansive garden should be a family favorite. Internal viewing highly recommended

LOCATION Moorland Road is conveniently located within a popular Edgbaston neighbourhood and the prestigious, a quaint "pocket" of Edgbaston with St Augustines Church at the epicentre, offering excellent road and transport links in to Birmingham city centre and motorway links of M6/M40 beyond. The property is very close to Queen Elizabeth and City Hospitals University of Birmingham, and amenities of Edgbaston with a plethora of independent and quality restaurants in the nearby Edgbaston Village.

SCHOOLS Excellent primary secondary and prep schools are very close to and with Lordswood High school, St Pauls Girls school and plethora of private schooling options.

LEISURE Leisure facilities are provided with Edgbaston Priory tennis club and Edgbaston Golf clubs within a short drive, with world renowned Edgbaston cricket ground offering world class sports entertainment, There are facilities of Cannon Hill Park with Edgbaston reservoir ideal for a local Sunday stroll or bike. The recently opened Grand Central, exclusive Mailbox and Bull Ring offer shopping boutiques in the city nearby.

APPROACH Welcoming and spacious block paved driveway, hedgerow to boundaries, doors to garage and front door.

HALLWAY Entrance porch leads into grand hallway, herringbone flooring, high ceilings, radiator, carpeted stairs to first floor and doors to:

LIVING ROOM Gorgeous fireplace with wood burner and hearth, carpeted, ceiling light point and rose, wall light points, two radiators, bay windows and door with rear access, power points, TV point.

FAMILY/DINING ROOM Double glazed bay window, herringbone flooring, brick fire place with mantle surround, two radiators, decorative ceiling coving and ceiling rose surrounding light point, plus wall light points, power points.

BREAKFAST KITCHEN Fitted kitchen with range of wall and base mounted units, appliances of range with four ring hob and extractor hood above, with fridge, plus work top surfaces and stainless steel sink and draining area with mixer tap above, ceiling light point and recessed ceiling down lighters, tiled flooring, power points, double glazed windows to rear patio and doors to side and to large pantry/utility.

CLOAKROOM/W.C. Low level WC, alarm panel, obscure glazed window, ceiling flush light, pedestal sink, access to under stairs storage.

FIRST FLOOR LANDING Carpeted, storage cupboards, two ceiling light points, decorative coving, radiator, doors to:

BEDROOM SIX/ STUDY Dual aspect double glazed windows, radiator, power points, decorative ceiling coving, ceiling light point.

BEDROOM TWO Front facing double glazed bay window, carpeted, radiator, power points, decorative ceiling coving, ceiling light point.

MASTER BEDROOM Rear facing windows, ceiling coving, built in wardrobes, carpeted, power points, fitted wardrobes, radiator.

BEDROOM THREE Rear facing double glazed window, wooden flooring, two ceiling light points, radiator, power points.

FAMILY BATHROOM Sink within vanity unit, partly tiled, side facing obscure double glazed window, bath with shower over the top & heated towel rail.

W.C. Obscure double glazed window, sink & low level WC

SECOND FLOOR LANDING Ceiling skylight, wall light points, carpeted, eaves storage, doors to:

BEDROOM FOUR Front facing double glazed window, carpeted, two ceiling light points, power points, radiator, sink within vanity unit.

BEDROOM FIVE Rear facing double glazed window, wooden flooring, power points, radiator, eaves storage, recessed ceiling downlighters.

GARAGE Tandem garage with double opening front doors, door to rear, ceiling strip light and further light point, power points. Rear door leads to a lean to with outside store.

REAR GARDEN Well maintained rear garden with paved patio area and steps down, predominantly laid to lawn, established and mature trees and flower beds and shrubbery to borders, shed, and fencing to boundaries.



To book a viewing
of this property:

Call:
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