



7 Laburnum Grove

Moseley, Birmingham, B13 8EL

Offers Over £400,000



A DELIGHTFUL PERIOD HOME IN THE HEART OF MOSELEY, OFFERING NO CHAIN Beautifully presented, early Victorian character home which offers an abundance of charm and style, tucked away up this wonderful walkway of Laburnum Grove off Woodbridge Road. The property itself is just a short stroll from Moseley High Street with all of its' well regarded amenities including independent coffee shops, bars, restaurants, Moseley Private Park and Pool and also the transport links to the nearby points of interest including Cannon Hill Park, QE Hospital, Edgbaston Cricket Ground and the City Centre as well as the upcoming Moseley Train Station. The accommodation offered briefly comprises; leafy walkway, front garden with gate and path, entrance hall, two reception rooms, kitchen with pantry, utility area and a paved landscaped rear garden. To the first floor there are two good double bedrooms with the Master having walk-in wardrobe and a three piece bathroom suite. Energy Efficiency Rating D. To arrange your viewing to fully appreciate this lovely home on offer please contact our Moseley Sales team.



Approach

Via a decorative shared pathway leading to picket fence and pathway leading to the front door with lawn turfed area to side, decorative shrubs to borders and a hardwood door opening into:

Entrance Hallway

With original flooring, ceiling light point, decorative cornice to ceiling and door opening into:

Reception Room One

11'4" x 12'4" (3.45 x 3.76)

With double glazed sash wooden framed windows with in-built shutters to the front aspect, cornice to ceiling, central heating radiator, wall mounted light point and feature fireplace with shelving to alcoves and double glazed French doors opening out to the rear garden.

Reception Room Two

11'11" x 9'3" (3.63 x 2.82)

With original style tiling to flooring, ceiling light point, cornice to ceiling, central heating radiator and double glazed wooden framed sash windows with in-built shutters to the front aspect, shelving to alcove and open walkway with stairs giving rise to the first floor landing and further door opening into:

Kitchen

7'11" x 8'5" (2.41 x 2.57)

With pantry area, lino to flooring, tiling to walls, single glazed window to the rear aspect, ceiling light point, door opening into under stairs storage cupboard providing useful storage space, gloss fronted wall and base units with work surfaces, built in induction hob with extractor over, inbuilt oven, space for dishwasher, tiling to splash backs, sink and drainer with hot and cold mixer tap over, double glazed sash window overlooking the rear garden aspect and further double glazed window overlooking the garden views to the side garden aspect, lino to flooring, two ceiling light points, under counter lights and further walkway through to:

Utility Room

14'3" x 4'4" (4.34 x 1.32)

With base cupboard with work surface over incorporating stainless steel sink and drainer with mixer tap over, space for washing machine, Gloworm boiler, single glazed window to the side aspect, lino to flooring, ceiling light point and stable door opening out to the rear garden.

First Floor Accommodation

From the second reception room stairs gives rise to the first floor landing with doors opening into:

Bedroom One

12'6" x 11'4" (3.81 x 3.45)

With double glazed sash window to the front aspect, central heating radiator, ceiling mounted fan, wall mounted light point, shelving to alcoves and sliding doors opening into wardrobe providing useful storage space and laminate flooring.

Bedroom Two

9'3" x 10'5" (2.82 x 3.18)

With ceiling light point, double glazed sash windows to the front aspect, brick chimney breast with original cupboards to alcoves, central heating radiator and feature fireplace.

Bathroom

8'4" x 7'11" (2.54 x 2.41)

With lino to flooring, three piece white bathroom suite comprising low flush WC, bath with mixer tap over and 'Triton' shower over, sink in vanity unit with mixer tap over, tiling to splash backs, small loft access hatch (not inspected), wooden panelling to walls, central heating radiator, wall mounted extractor, two ceiling light points, wood effect PVC double glazed sash window to the side aspect and door opening into airing cupboard housing water tank and providing useful storage.

Cellar

12'6" x 11'6" (3.81 x 3.51)

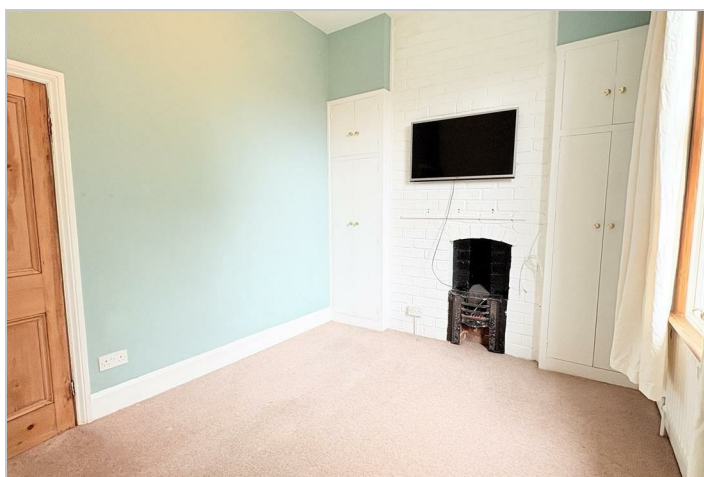
From hallway door opening into cellar with stairs leading down, ceiling strip light and providing useful storage space and gas central radiator.

Rear Garden

Mainly laid with patio area with decorative shrubs to borders, fencing surround and rear gate giving access to further garden land to the rear of the property with lawn turf area and decorative shrubs.

Council Tax Band

According to the Direct Gov website the Council Tax Band for 7 Laburnum Grove, Moseley, Birmingham, B13 8EL is band C and the annual Council Tax amount is approximately £1,988.44 subject to confirmation from your legal representative.





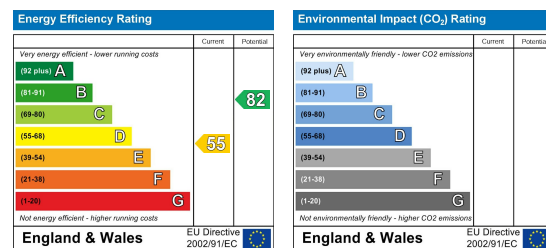
Floor Plan



Viewing

Please contact our Rice Chamberlains Moseley Office on 0121 442 4040 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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.