



34 Reddings Road

Moseley, Birmingham, B13 8LN

Offers Over £885,000



Amazing Arts and Crafts period five bedroom, detached family home built in 1908, set in one of the areas most sought after locations on Reddings Road with lots of period features. Located close to Moseley Village and within walking distance of all of the highly regarded amenities including shops, coffee shops, restaurants and bars and not to mention the local transport links into the City Centre, including Moseley Train Station, which is due to open soon! Offering an array of period features, this exceptional home comprises; fore garden with off road parking, porchway, reception hall, cloakroom, downstairs WC, front reception room, rear reception room, utility room, integral garage, extended kitchen/diner with conservatory and access to an amazing rear garden with pond, vegetable patch and mature trees and shrubs around with sitting areas. To the first floor there are four bedrooms, Jack and Jill shower room, bathroom, separate WC and a further staircase gives rise to the top floor offering a further bedroom and shower room. Energy Efficiency Rating D. To arrange your viewing please call our Moseley office.



Approach

The property is approached via a stoned driveway with space for multiple cars with decorative shrubs and trees to borders leading to storm porch with ceiling light point and wooden front entry door with opaque window opening into:

Hallway

12'6" x 12'4" (3.82 x 3.77)

With , exposed wooden floorboards with underfloor insulation, decorative coving to ceiling, three original style stained glass windows to the front and side aspects with secondary glazing, fireplace with tiled hearth, ceiling light point and doors opening into:

Front Reception Room

13'1", 72'2" x 19'9" into bay (4.22 x 6.02 into bay)

With double glazed bay windows to the front aspect with built-in shutters, two central heating radiator, exposed wooden floorboards with underfloor insulation, picture rail, built-in book shelves cornice to ceiling and ceiling light point.

Reception Room Two

18'7" into bay x 16'0" (5.67 into bay x 4.89)

With exposed wooden floorboards with underfloor insulation, single opaque glazed window to the side aspect, part double glazed and part secondary glazed windows with accompanying door giving views and access to the rear garden, ceiling light point, two central heating radiators, picture rail, coving to ceiling and log burning fireplace with tiled hearth and wooden mantle piece and surround,

Kitchen/Diner/Conservatory

10'1" x 36'1" (3.08 x 11)

Dining area with ceiling light point, three central heating radiators, single glazed window o the side aspect and open walkway into kitchen area. With a selection of wall and base units, built-in fridge freezer and dishwasher, integral 'John Lewis' cooker and hob with extractor over, one and a half bowl stainless steel sink and drainer, tiling to splash backs, double glazed window to the side aspect. Sitting area with ceiling spotlights, wall mounted light points, ceiling lantern window and double glazed windows surround and double glazed patio doors giving access to the rear garden.

Downstairs WC

5'10" x 2'11" (1.79 x 0.91)

With tiling to floor, tiled surround, low flush WC, sink in vanity unit with mixer tap over, ceiling light point and wall mounted extractor fan.

Utility Area

8'11" x 7'4" (2.72 x 2.24)

With tiled flooring, space for washing machine, tumble dryer and fridge freezer, wall mounted 'Worcester' combination boiler, wall and base units with work surface over incorporating stainless steel sink and drainer with mixer tap over, ceiling light points, single glazed opaque window with an accompanying door giving access to the rear aspect and further door opening into garage.

Integral Garage

13'9" x 7'7" (4.21 x 2.32)

With wooden opening garage doors to the front aspect and ceiling strip light.

First Floor Accommodation

Original staircase gives rise to the first floor landing with dado rail, secondary glazed window to the side aspect, ceiling light point, stairs giving rise to the top floor accommodation, decorative coving to ceiling, central heating radiator, door opening into storage cupboard providing useful storage and doors opening into:

Bedroom One

13'10" into chimney breast recess x 18'11" into ba (4.23 into chimney breast recess x 5.79 into bay)

With original fireplace with tiled surround and hearth and metal mantle piece, shelving and bookshelves to alcoves, double glazed bay window to the front aspect, ceiling light point, decorative coving to ceiling, picture rail, central heating radiator and built-in wardrobes.

Bedroom Two

16'0" x 15'7" (4.90 x 4.77)

With original fireplaced with tiled hearth and surround, picture rail, decorative cornice to ceiling, two ceiling light points, double glazed window to the rear aspect, central heating radiator and door opening into:

Jack and Jill Shower Room

2'11" x 8'5" (0.91 x 2.58)

With lino to flooring, walk-in shower cubicle with shower attachment above, sink in vanity unit with mixer tap over, wall mounted towel rail, tiling to splash backs, wall mounted light point, wall mounted extractor fan ceiling light point and door opening into:

Bedroom Three

14'6" x 12'4" (4.44 x 3.76)

With original fireplace with tiled surround and hearth and wooden mantle piece, double glazed window to the front aspect, with built-in wardrobes and bookcase, central heating radiator, ceiling light point, picture rail and door opens into Jack and Jill shower room

Bedroom Four

9'11" x 9'6" (3.03 x 2.90)

With original fireplaced, double glazed window to the rear aspect, ceiling light point and central heating radiator and internal wall insulation.

Bathroom

6'8" x 9'1" (2.04 x 2.78)

With double glazed opaque window to the side aspect, ceiling light point, sink on pedestal with mixer tap over, bath with two taps over and shower above, lino to flooring, tiled surround, central heating radiator and ceiling light point.

Separate WC

2'11" x 6'9" (0.89 x 2.07)

With low flush WC sink in vanity unit with mixer tap over, tiling to splash backs, single glazed opaque window to the side aspect, ceiling light point, dado rail and lino to flooring.

Top Floor Accommodation

From the first floor staircase gives rise to the top floor landing with double glazed window to the side aspect, ceiling light point and doors opening into:

Shower Room

8'10" x 6'0" (2.71 x 1.84)

With walk-in shower cubicle with Mira shower attachment above, low flush WC, sink on pedestal with mixer tap over, tiling to splash backs, tiling surround, lino to flooring, central heating radiator, wall mounted extractor fan, Velux window, door opening into cupboard providing useful storage and ceiling light point.

Bedroom Five

15'10" x 14'11" (4.84 x 4.57)

With central heating radiator, original fireplace, ceiling light point, door opening into eaves storage providing useful storage and double glazed window to the rear aspect and interval wall insulation to the walls.

Rear Garden

With a paved patio area leading to a decorative bedding area with decorative mature trees, shrubs and plants, then with steps leading down to the second tier of the garden with pond area, lawn turfed area and decorative trees and shrubs to borders and to the rear of the garden is a vegetable patch with with trees and shrubs and finished with hedgerows and fencing to borders.

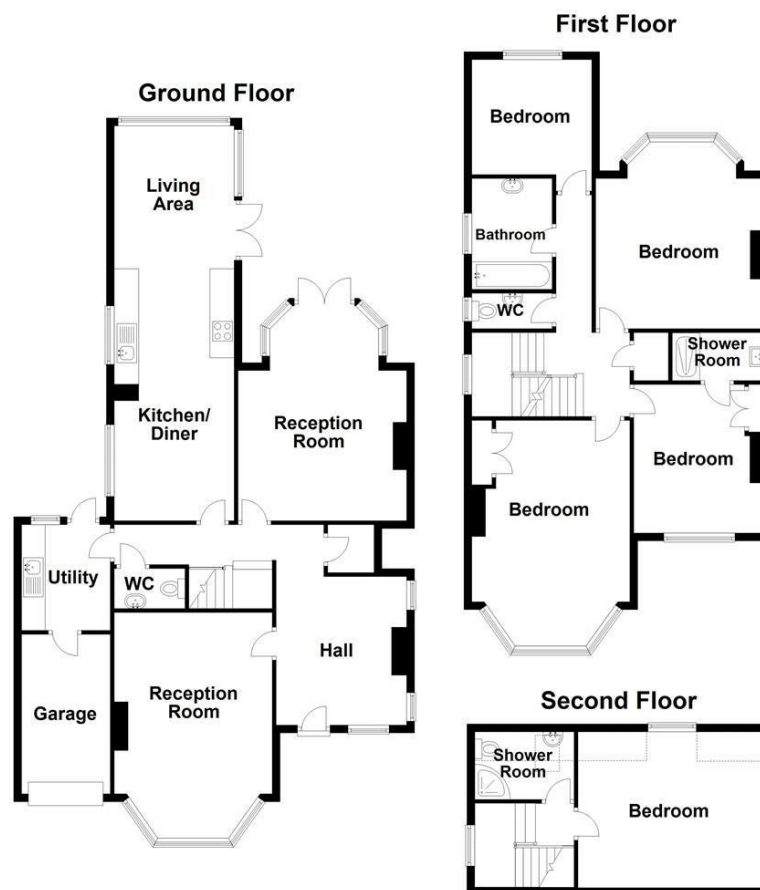
Council Tax Band

According to the Direct Gov website the Council Tax Band for 34 Reddings Road, Moseley, Birmingham, B13 8LN is band G and the annual Council Tax amount is approximately £3,728.33, subject to confirmation from your legal representative.





Floor Plan

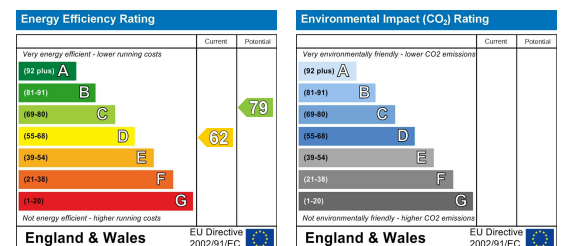


For illustration purposes only - not to scale

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



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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.