



## 9 Tudor Road

Moseley, Birmingham, B13 8HA

Offers Over £335,000



**\*BEAUTIFUL VICTORIAN TERRACE IN HEART OF MOSELEY\*** Lovely two bedroom mid-terrace home within the heart of Moseley located on Tudor Road offering excellent access to all associated amenities including coffee shops, cafes, bars, restaurants, shopping facilities and good transport links in the City Centre and the upcoming Moseley Train Station. The property boasts an array of original features and a contemporary feel. Being offered with central heating and single and double glazing throughout the further accommodation offered comprises of; shallow fore garden, hallway, two reception rooms, kitchen and access to rear garden. To the first floor there are two bedrooms with a re-fitted family bathroom. Energy Performance Rating: TBC. To arrange your viewing to fully appreciate the accommodation on offer please contact our Moseley office.



### Approach

The property is approached via a shallow fore garden leading to wooden front entrance door opening into:

### Inner Vestibule

With original Minton flooring, original stained glass window and accompanying wooden door opening into:

### Hallway

With cornice to ceiling, ceiling light point with decorative ceiling rose, arch, stairs giving rise to the first floor accommodation, Minton flooring, central heating radiator and wooden door opening into:

### Reception Room One

9'10" x 14'4" into bay (9'9" x 14'6") (3.01 x 4.38 into bay (2.99 x 4.44))

With a single glazed bay window overlooking the front aspect with in-built shutters, central heating radiator, exposed wooden floorboards, cornice to ceiling, ceiling light point, wall mounted light point and original feature fireplace with wooden and tiled surround and mantle piece and tiled hearth.

### Reception Room Two

13'3" x 11'4" (4.05 x 3.46)

With exposed wooden floorboards, single glazed patio door overlooking the rear garden, door opening into under stairs storage cupboard with ceiling light point and providing useful storage, central heating

radiator, ceiling light point, wall mounted light point and gas fire with a surround and tiled hearth with wooden mantle piece and further wooden door opening into:

### Kitchen

7'2" x 13'6" (2.19 x 4.13)

With tiled flooring, central heating radiator, two single glazed windows overlooking the side aspect with accompanying single glazed door to the rear garden, central heating radiator, wooden wall and base units with wooden effect work surfaces, Belfast sink and drainer with mixer tap over, 'Baxi' wall mounted boiler, space facility for washing machine, space facility for cooker, hob with extractor over, tiling to splash backs and decorative chimney breast with exposed brickwork with decorative open fireplace, ceiling spotlights and space facility for fridge freezer.

### First Floor Landing

Via stairs giving rise to the first floor landing with ceiling light point, loft access point with pull down ladder and wooden door opening into:

### Bedroom One

13'3" x 10'4" (4.05 x 3.16)

With central heating radiator, two single glazed sash windows to the front aspect and ceiling light point.

### Bedroom Two

10'3" x 11'6" (3.14 x 3.52)

With single glazed window to the rear aspect, central heating radiator, feature fireplace with wooden surround and mantle piece and single glazed window overlooking the landing and ceiling light point.

### Bathroom

7'0" x 12'9" (2.15 x 3.89)

With tiling to flooring, tiling to walls, bath with shower attachment over, low flush WC, sink in vanity unit with mixer tap, central heating towel rail wall and ceiling light point, double glazed opaque window to the rear aspect, airing cupboard housing the water tank and side unit housing the washing machine.

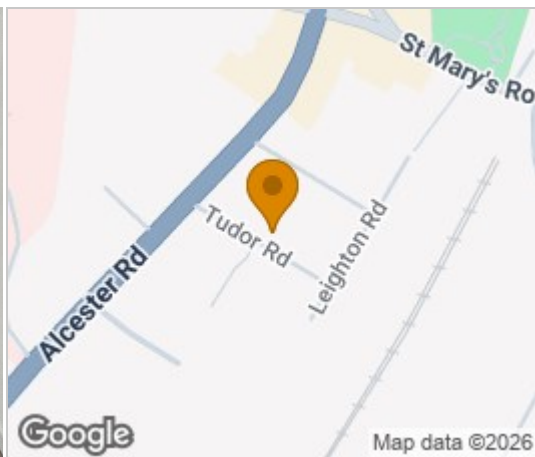
### Rear Garden

Accessed via the kitchen leading to a paved patio area with stone chipping to borders leading to rear patio area, artificial lawn turfed area, shrubs to borders, fencing surround and two out houses with one housing a WC.

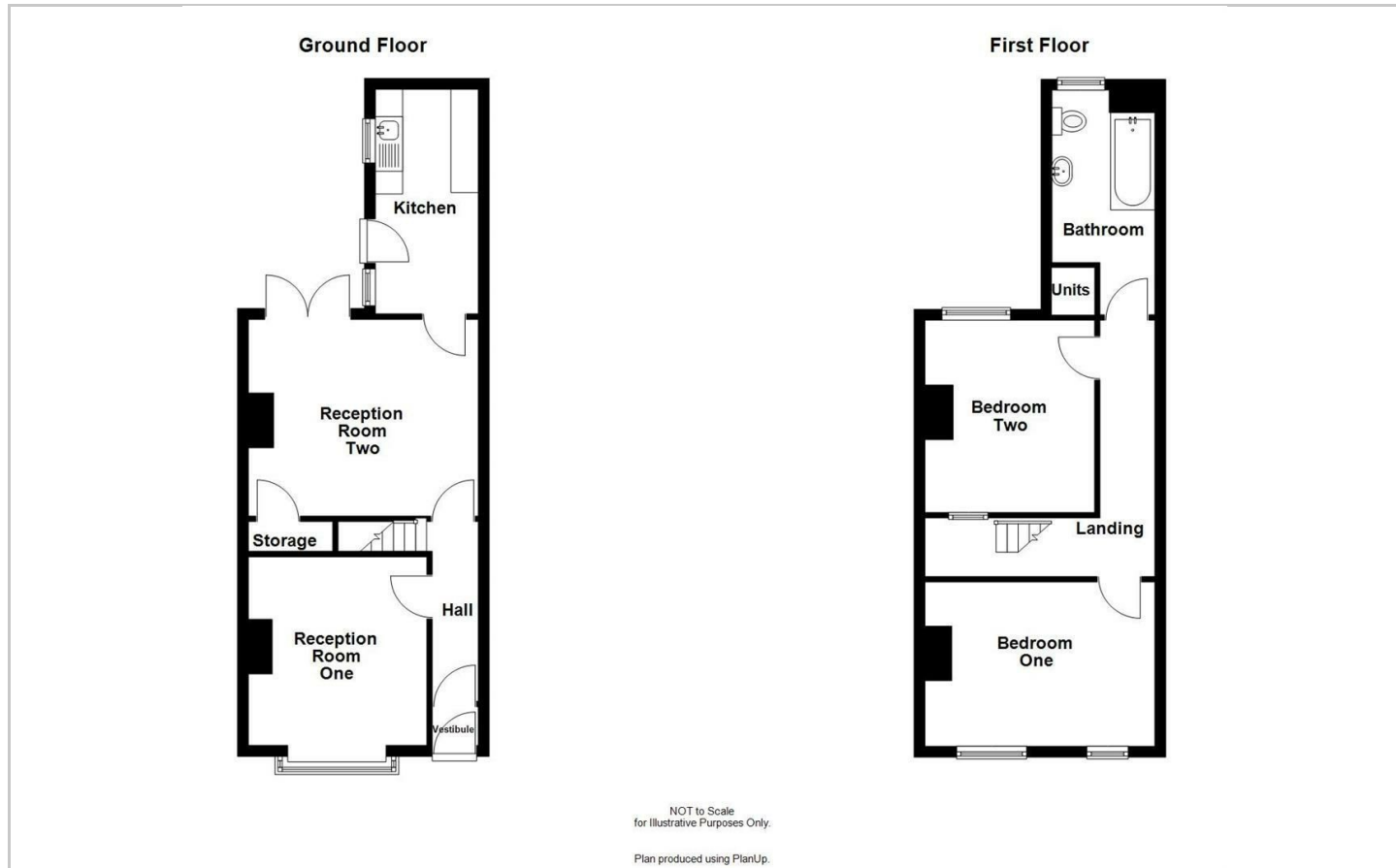
### Council Tax Band

According to the Direct Gov website the Council Tax Band for 9 Tudor Road, Moseley, Birmingham, B13 8HA is band B and the annual Council Tax amount is approximately £1,739.89, subject to confirmation from your legal representative.





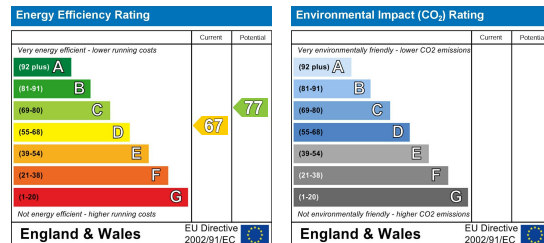
## Floor Plan



## 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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