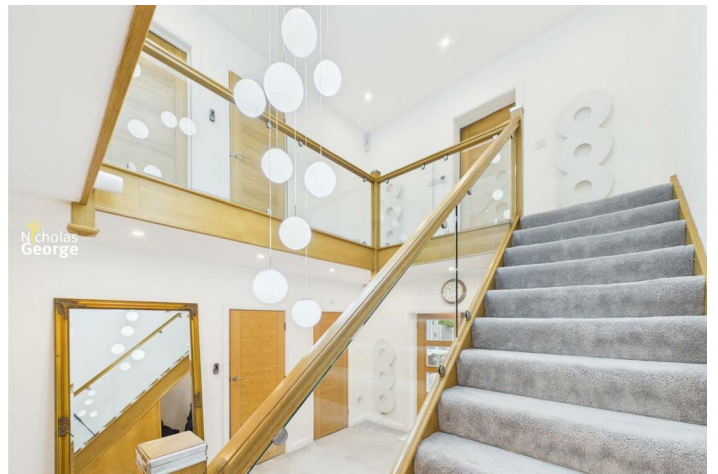


FREEHOLD



House - Detached (EPC Rating: C)

183 Russell Road, Moseley, Birmingham, B13 8RR

Guide Price

£1,700,000



183 Russell Road, Moseley, Birmingham, B13 8RR

Situated in the popular Moseley suburb, this immaculately presented detached house on Russell Road spans an expansive 2,443 square feet and was extensively redeveloped with only the front facade remaining of the original house.

This family home boasts two well-appointed reception rooms, a large hosting kitchen-living space, separate spice kitchen, downstairs wet room and lift to first floor. Across the first and second floors are five spacious bedrooms, all with modern ensembles attached, an office and laundry room. The property also features a lift, air-conditioning and underfloor heating.

Moseley itself boasts lots of independent bars, restaurants and cafes. The property is also in near locality to many green spaces, outstanding schools, excellent bus links and Moseley and Kings Heath train stations are within a 20-minute walk away. This property presents an excellent opportunity for anyone looking to invest in a spacious family home in a sought-after area.

Front Exterior

Set back behind a brick wall, a large driveway suitable for several cars leads to the front of the property. Side access to garden on both sides of the property and integral garage. Step leads to front door with windows adjacent. Door opens to the porch.

Porch

With tiled flooring, ceiling spotlights, 1 gas radiator and further door to hallway.

Hallway

Impressive entrance hallway with glass panelled staircase and feature chandelier from the roof lantern. With carpeted flooring, ceiling spotlights, 1 gas radiator and 2 wall-affixed heaters. Doors to both reception rooms, kitchen-living space, wetroom, integral garage. Lift and stairs to first floor.

Living Room

Double doors open to living room which has carpeted flooring, ceiling spotlights, and large double-glazed bay window to front aspect. Glass panelled wooden bifold doors through to dining room.

Dining Room

Accessed either via the hallway or from the living room, the dining room has carpeted flooring, ceiling spotlights, 1 gas radiator and UPVC double-glazed window to side aspect.

Kitchen - Living Space

Glass-panelled wooden doors open to spacious kitchen-living space with tiled flooring and cosy underfloor heating. This expansive room has ceiling spotlights and near wall-to-wall UPVC bi-fold doors to patio.

Matching wall and base units with marble worktop, stainless steel sink and integrated Neff appliances comprising: fridge, freezer, grill, oven and dishwasher. Induction hob integrated in kitchen island with extractor fan above and ample storage below. Two roof lanterns and door to second kitchen.

Second Kitchen

With tiled flooring, ceiling spotlights and double-glazed window to side aspect. Matching wall and base units, stainless steel sink with mixer tap and drainer, Neff gas hob and extractor hood above.

Wet Room

With tiled walls and flooring, ceiling spotlights, wall-affixed towel rail and extractor fan. White suite comprising WC, pedestal sink with mixer tap and mains shower on riser rail.

Stairs / Landing

With carpeted flooring, ceiling spotlights and glass panelled stairwell leading to top floor. 2 Wall-affixed heaters and doors to all first floor bedrooms, office and laundry room.

Master Bedroom

Large master bedroom with air conditioning unit, carpeted flooring, ceiling spotlights, 2 gas radiators and 2 UPVC double-glazed windows to rear aspect. Door to large dressing room.





Nicholas
George

Dressing Room

With carpeted flooring, ceiling spotlights, 1 gas radiator below UPVC double-glazed window to rear aspect. Built-in wardrobes with rails, shelving and drawers provide ample storage.

Master Bedroom Ensuite

With tiled walls and flooring, ceiling spotlights, wall-affixed towel heater, extractor fan and UPVC double-glazed window to side aspect. White suite comprising jacuzzi bath with handheld shower attachment, WC, double sink with vanity units below, and large walk-in shower enclosure with mains shower and additional showerhead.

Laundry Room

With carpeted flooring, ceiling spotlights, 1 gas radiator, extractor vent and frosted UPVC double-glazed window to side aspect. Wall and base units with marble worktop, stainless steel sink with mixer tap and drainer and integrated Hotpoint fridge with freezer compartment. Space and fittings for separate washing machine and dryer.

Bedroom

Double bedroom with carpeted flooring, ceiling spotlights, 1 gas radiator and large UPVC double-glazed windows to front aspect. Built-in storage with rails and shelving. Door to ensuite.

Ensuite

With tiled walls and flooring, ceiling spotlights, wall-affixed towel rail, extractor vent, double-glazed window to front aspect. White suite comprising WC, sink with vanity unit below and corner shower cubicle with mains shower and additional shower head.

Office

With carpeted flooring, ceiling spotlights, 1 gas radiator and double-glazed windows to front aspect.

Bedroom

Spacious bedroom with carpeted flooring, ceiling spotlights, air conditioning unit, 1 gas radiator and double-glazed bay window to front aspect. Built-in storage with drawers, rails, and shelving. Door to ensuite.

Ensuite

With tiled walls and flooring, ceiling spotlights, wall-affixed towel rail, extractor fan, double-glazed window to side aspect. White suite comprising WC, large sink with vanity unit below and walk-in shower enclosure with mains shower and additional shower head.

Stairs / Top Floor Landing

With carpeted flooring, ceiling spotlights and glass panelled stairwell overlooking chandelier feature. Doors to both top floor bedrooms and loft storage.



Top Floor Bedroom 1

With carpeted flooring, ceiling spotlights, 1 gas radiator, Velux skylight and UPVC double-glazed window to rear aspect. Built-in desk, drawers and wardrobe, and cupboard door to eaves storage. Door to ensuite.

Ensuite

With tiled walls and flooring, ceiling spotlights, wall-affixed towel rail, extractor fan and Velux skylight. White suite comprising WC, sink with vanity unit below and corner shower enclosure with mains shower and additional shower head.

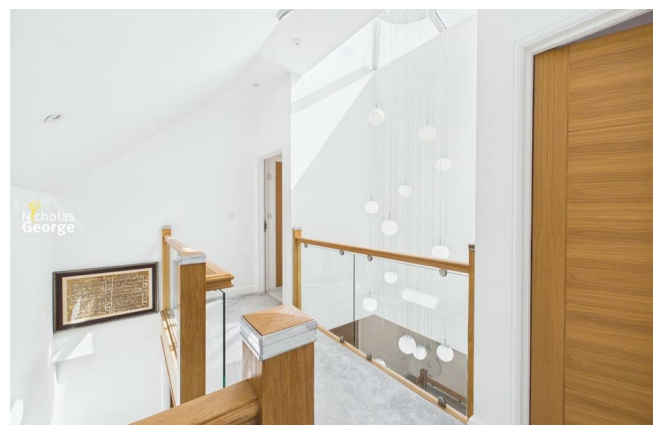


Top Floor Bedroom 2

With carpeted flooring, ceiling spotlights, 1 gas radiator, Velux skylight and UPVC double-glazed window to rear aspect. Built-in desk, drawers and wardrobe, and cupboard door to eaves storage. Door to ensuite.

Ensuite

With tiled walls and flooring, ceiling spotlights, wall-affixed towel rail, extractor fan and Velux skylight. White suite comprising WC, sink with vanity unit below and corner shower enclosure with mains shower and additional shower head.





Garage

Accessed via an electric door from the driveway or integral door in the hallway, this single garage can comfortably fit one large car. The garage has 2 ceiling strip lights, a double-glazed window to side aspect and also houses the Valliant boiler, and large hot water tank.

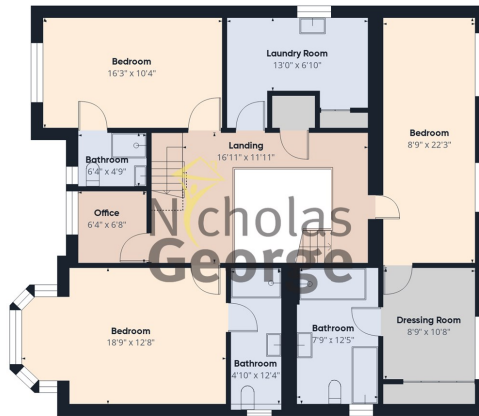
Rear exterior

Expansive patio area with fence surround and dual side access to the driveway. One side also has a lean-to with ceiling strip lights and ample storage space for garden tools and bikes. Paved steps lead to vast lawned area with fence surround and mature trees.

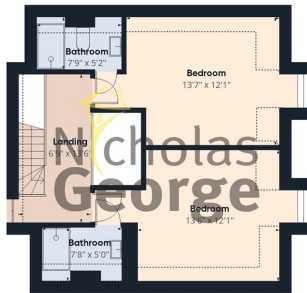




Floor 0



Floor 1



Floor 2



Approximate total area⁽¹⁾
3399 ft²
Reduced headroom
102 ft²

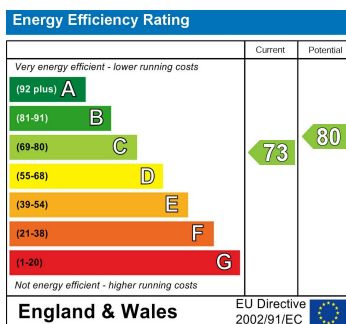
(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360

Energy Performance Graph



Tenure:

We understand the property is Freehold but interested parties should obtain verification from their own solicitor.

Council tax band G.

Contact us:

Phone: 0121 442 2049

Email: sales@nicholasgeorge.co.uk

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are 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