

# *Robert Aston*



**53 Chantry Road, Moseley,  
Birmingham, B13 8DN**

**Offers Around £825,000**

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## KEY FEATURES

- **WELL PRESENTED CHARACTERFUL LATE VICTORIAN SEMI DETACHED RESIDENCE**
- **SOUGHT AFTER LOCATION WITHIN WALKING DISTANCE OF MOSELEY 'VILLAGE' AND WITHIN MOSELEY CONSERVATION AREA**
- **ENTRANCE HALL WITH ORIGINAL MINTON TILED FLOOR**
- **LOUNGE**
- **DINING ROOM**
- **BREAKFAST KITCHEN**
- **UTILITY**
- **GROUND FLOOR WC**
- **THREE FIRST FLOOR DOUBLE BEDROOMS WITH MASTER BEDROOM HAVING EN-SUITE SHOWER ROOM**
- **FIRST FLOOR BATHROOM**
- **SEPARATE WC**
- **TWO SECOND FLOOR DOUBLE BEDROOMS**
- **CELLAR**
- **FOREGARDEN WITH OFF ROAD PARKING FOR TWO MOTOR VEHICLES**
- **GAS CENTRAL HEATING**
- **DELIGHTFUL LANDSCAPED REAR GARDEN**
- **ABUNDANCE OF ORIGINAL FEATURES RETAINED**
- **PLEASE NOTE: THERE IS NO UPWARD CHAIN THEREFORE EARLY OCCUPANCY IS AVAILABLE**

## PROPERTY DESCRIPTION

The property, built around 1900, although the exact date being unknown, is a three storey semi detached late Victorian residence surmounted by a pitched roof. The property enjoys an slightly elevated position up from the road having a foregarden which comprises of a tarmac driveway with parking for at least two motor vehicles. There are well stocked raised boards on either side containing a variety of shrubs and bushes, as well as a curved border in front of the bay window. The front of the foregarden is bounded by an attractive stone retaining wall. A blue brick path leads up part of the side elevation to the side gate.

The rear garden can be accessed from the rear lounge or door off the end of the hallway, or externally via the gated side passageway. It is a most delightful feature of the property being beautifully landscaped. It comprises of a wide slabbed patio across the width of the rear lounge and outbuilding. The majority of the garden is lawned with shaped borders to the sides containing an abundance of shrubs, bushes and trees. The rear part of the garden contains a pergola. The rear garden is bounded by panelled wooden fencing on all sides. Accessed from the side passageway is a useful brick built outbuilding having wooden door, two windows, double power point, ceiling light and ample storage space.

The property represents a spacious and characterful family home in a sought after location.

## MAIN PARTICULARS

### ON THE GROUND FLOOR

#### ENTRANCE VESTIBULE

Having original panelled front door with Yale lock. Small arched window above. Picture rail. Quarry tile floor. Wall mounted electrical trip switches and electricity meter. Original door with stained glass upper panel and original stained glass windows surrounding leading to:

#### ENTRANCE HALL

Having original Minton tiled floor. Stairs up to first floor level. Original ceiling coving. One original ceiling rose. Picture rail. Door with two double glazed upper sections leading out of side elevation. Central feature archway. Two central heating radiators. Two ceiling lights. Freestanding Hive central heating thermostat/ programmer. Original panelled wooden door opening into:

#### CELLAR

**Measuring 10'5" maximum over raised area x 10'11"**

***(3.18m maximum over raised area x 3.32m)***

Having brick steps leading down with wall light and fitted shelf. Burglar alarm panel. Gas meter. Ceiling light.

#### ORIGINAL PANTRY

Having small fitted cupboard with sliding doors. Fitted shelving. Window through to kitchen. Wall mounted electrical trip switches. Ceiling light.

#### DINING ROOM (FRONT)

**Measuring 15'5" maximum into bay window x 13'11"**

***(4.69m maximum into bay window x 4.24m)***

Having original panelled wooden door off entrance hall. Original ceiling coving. Original picture rail. Original angled bay window looking to front. Central heating radiator with cover and fitted shelving above. Victorian style cast iron fireplace with tiled hearth and carved wooden outer surround. Two double power points. Ceiling light.

#### LOUNGE (REAR)

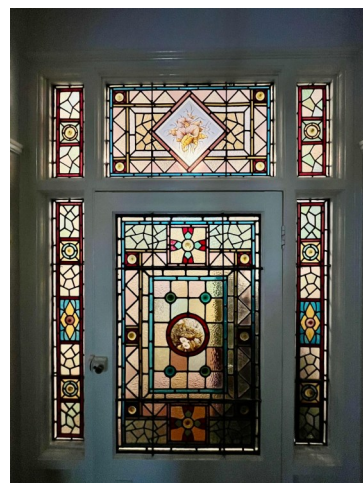
**Measuring 14'11 x 12'11 maximum into chimney alcoves**

***(4.54m x 3.93m maximum into chimney alcoves)***

Having original panelled wooden door with obscured glass upper panels off entrance hall. Timber double glazed French doors leading onto rear garden with double glazed window surrounding. Victorian style black cast iron fireplace with tiled hearth and carved wooden outer surround. Original ceiling coving and picture rail. Four double power points. Two Victorian style central heating radiators. Ceiling light with original ceiling rose.

#### UTILITY ROOM (REAR)

Having original panelled wooden door off entrance hall. Obscured glazed window looking to side. Space and plumbing for washing machine. Space for freezer. Small worksurface. Wall mounted Worcester central heating boiler. Double power point. Ceiling light. Panelled wooden door opening into:







### **GROUND FLOOR CLOAKS/WC**

Having low flush WC in white. Wall mounted wash hand basin. Extractor fan. Ceiling light.

### **BREAKFAST KITCHEN (SIDE)**

**Measuring 12'5" maximum into chimney alcoves x 14'10"**  
**(3.78m maximum into chimney alcoves x 4.52m)**

Being fitted in a range of wall and base units in cream with chrome handles and granite worksurfaces comprising sink unit with mixer tap fitting and drainer to side. Single base unit cupboard under. Integrated dishwasher. Single base unit with four drawers. Curved end base unit cupboard. Corner base unit cupboard. Half base unit with one cupboard and one drawer. Space for wider width cooker. Chrome extractor hood above and chrome splash back. Further half base unit with one cupboard and one drawer. Further corner base unit. Half base unit. Integrated fridge freezer. Tall fitted wine rack. Fitted cupboard to chimney alcove. Space for breakfast table. Central heating radiator. BT Openreach connection point. Four double and two single power points.

### **ON THE FIRST FLOOR**

#### **LANDING**

Having stairs up from entrance hall with original newel end posts, banister and balustrade. Central heating radiator. Loft hatch (rear wing projection only) Two ceiling lights. Stairs up to second floor level.

#### **BEDROOM ONE (FRONT)**

**Measuring 16'3" maximum into bay window x 13'10"**  
**(4.95m maximum into bay window x 4.21m)**

Having original panelled wooden door off landing. Original angled bay window looking to front. Painted Victorian style cast iron fireplace. Original ceiling coving and picture rail. Central heating radiator. Two double power points. Telephone connection point. Ceiling light. Panelled wooden door with obscured glazed upper panels opening into:

#### **EN-SUITE SHOWER ROOM (SIDE)**

**Measuring 4'10" x 8'8" (1.47m x 2.64m)**

Being fitted in a suite in white comprising vanity unit mounted wash hand basin with mixer tap fitting. Double width shower cubicle with mixer shower and white ceramic tiling with central blue mosaic trim. Original sash window looking to front. Three ceiling spotlights. Two downlighters over wash hand basin.

#### **BEDROOM TWO (MIDDLE)**

**Measuring 14'10" x 12'5" maximum into fitted cupboard to chimney alcoves**  
**(4.52m x 3.78m maximum into fitted cupboard to chimney alcoves)**

Having original panelled wooden door off first floor landing with two obscured glazed upper panels. Original sash window looking to side. Central heating radiator. Picture rail. Double power point. Ceiling light. Useful fitted cupboard to one chimney alcove with four stripped pine doors and two drawers.

### **BEDROOM THREE (REAR)**

**Measuring 11'7" x 12'11" maximum into chimney alcoves**

***(3.53m x 3.93m maximum into chimney alcoves)***

Having original panelled wooden door off landing with two upper glazed panels. Original sash window looking onto rear garden. Central heating radiator. Picture Rail. Two double power points. Ceiling light.

### **BATHROOM (SIDE)**

**Measuring 12'0" x 6'0" (3.65m x 1.82m)**

Being fitted in a suite in cream comprising panelled bath with mixer tap fitting and mixer shower over. Wide vanity unit mounted wash hand basin with mixer tap fitting. White ceramic tiling with grey central trim to full height on all walls around shower area and approximately half height on all other walls. Central heating radiator. Heated towel radiator. Original obscured sash glazed window looking to side. Six recessed ceiling spotlights. Original panelled wooden door off landing.

### **SEPARATE WC (SIDE)**

Having low flush WC in white. Wall mounted wash hand basin. Black ceramic tiling to approximately half height on all walls. White/ grey ceramic tiled floor. Obscured glazed window looking to side. Ceiling light. Original panelled door off landing with obscured glazed upper panels.

## **ON THE SECOND FLOOR**

### **SECOND FLOOR LANDING**

Having stairs up from first floor landing with original newel end posts handrail and balustrade. Double glazed Velux window. Ceiling light. Loft access trap. Original panelled wooden door opening into:

### **BEDROOM FOUR (FRONT)**

**Measuring 12'0" x 13'11" maximum to base of sloping ceilings**

***(3.65m x 4.24m maximum to base of sloping ceilings)***

Having two original sash windows looking to front. Central heating radiator. Wall mounted Victorian style black cast iron fireplace. Two double power points. Ceiling light.

### **BEDROOM FIVE (REAR)**

**Measuring 18'3" x 12'7" maximum into chimney alcoves and to base of sloping ceiling**

***(5.56m x 3.83m maximum into chimney alcoves and to base of sloping)***

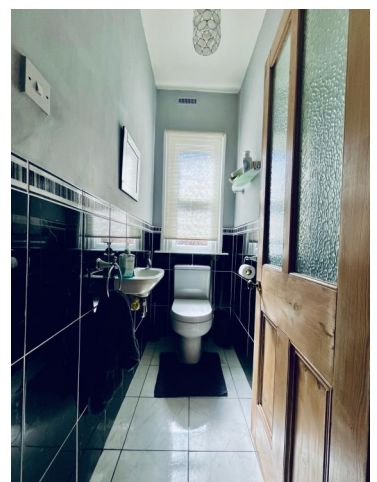
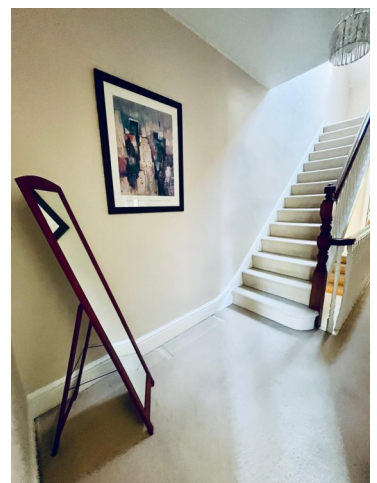
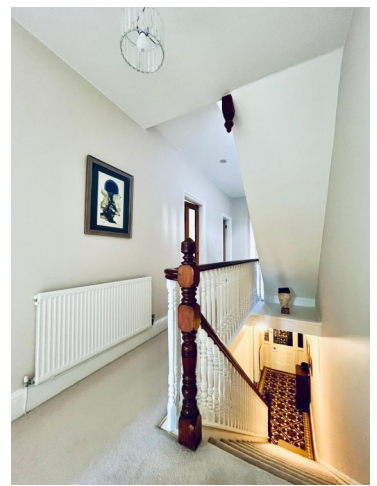
Having original panelled wooden door off landing. Original sash window looking to rear. Victorian style black cast iron fireplace with wooden outer surround. Central heating radiator. Telephone connection point. Double power point. Two ceiling lights.

### **USEFUL LOFT STORAGE AREA (SIDE)**

Having panelled wooden door off second floor landing. Ceiling light. Ample storage space. Hot water cylinder.

## **CONCLUSION**

An opportunity to acquire a characterful semi-detached residence in a most sought after location.







## ADDITIONAL INFORMATION

**TENURE:** Robert Aston and Company understands that the property is FREEHOLD. However, we have not checked the legal title to the property and all interested parties should obtain verification through their Solicitor or Surveyor before committing to purchase the property.

**COUNCIL TAX BAND:** Band F (<https://www.gov.uk/council-tax-bands>)

**LOCAL AUTHORITY:** Birmingham City Council.

**ADDITIONAL:** This property is located in the Moseley Conservation Area.

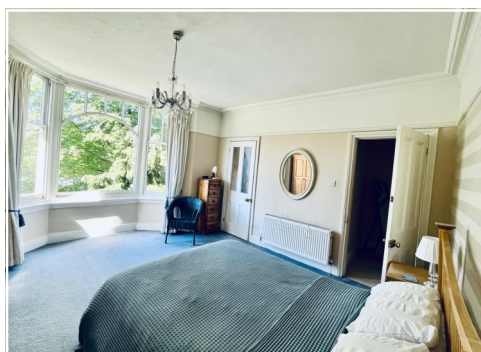
**SERVICES:** Robert Aston and Company understands from the vendor that all mains drainage, gas, electricity and water are connected to the property but have not obtained verification of this. Any interested party should obtain verification of this information through their Solicitors or Surveyors before committing to purchase the property.

**FIXTURES AND FITTINGS:** Only as detailed in sales particulars.

**VIEWINGS:** Strictly by prior appointment with Robert Aston and Company on 0121 449 4411.

**AGENT NOTE:** We have not been able to verify whether historic works to the property required any necessary Planning or Building Regulation approval, or whether such approvals were obtained.

The vendor has provided the information relating to the above. Robert Aston and Company would stress that they have not checked the legal documentation to verify the status of the property or the information provided by the vendors and would advise any potential buyer obtain verification from their solicitor.



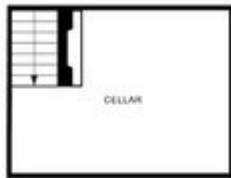
**General Information** - Robert Aston & Company have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order, fit for their purpose, or within ownership of the sellers. Robert Aston & Company have not checked the title or the legal documents to verify the Freehold/Leasehold status of the property. The buyer is advised to obtain verification from their Solicitor or Surveyor. Every care has been taken with the preparation of these Particulars but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		





## FLOORPLAN



**Disclaimer:** FLOORPLANS ARE NOT TO SCALE.

Floorplans are for guidance only. Any areas and measurements are approximate only and may be subject to amendment.



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