

56 SALISBURY ROAD

MOSELEY • BIRMINGHAM • WEST MIDLANDS







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An imposing and spacious family home offering versatile living accommodation situated on this prestigious road overlooking Moseley private park and lake

Accommodation & Amenities

Entrance hall • Sitting room • Dining room • Drawing room • Kitchen/breakfast room

Master bedroom with en suite • Guest bedroom with en suite
4 Further bedrooms • Family bathrooms • Cellar

Garage • Gardens

Moseley village centre 400 yards • Central Birmingham 3 miles
M6 (J6) 4 miles • M5 (J3) 6 miles • Birmingham Airport/NEC 10 miles
(distances approximate)



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Situation

- 56 Salisbury Road is conveniently situated about 400 yards from the centre of Moseley village and its local amenities which include a good selection of restaurants, a wide variety of shops and its farmer's market
- Edgbaston Cricket Ground is about 0.5 mile, University of Birmingham 1 mile, King Edward School Foundation 1 mile and Queen Elizabeth Teaching Hospital 2 miles
- Birmingham city centre is some 3 miles distant and there are excellent transport links either from Selly Oak Railway Station and the city centre with train services operating from Snow Hill, Moor Street and New Street Stations with regular connections to London and Birmingham International/NEC and Birmingham International Airport
- The M5 (J3) lies just 6 miles distant and the M6 (J6) is also situated some 4 miles away
- The property is located within easy reach of the Five Ways business area and Broad Street which in turn links directly on to the City centre
- Along Broad Street is Brindley Place which is a breath taking development scheme built around the canal network



- Recreational facilities include the International Convention Centre, National Indoor Arena (NIA), Birmingham Repertory Theatre, The Hyatt Hotel and an extensive range of restaurants, clubs and hotels. The Symphony Hall is also part of this exciting complex and is home to the CBSO
- Nearby central shopping areas include The Mailbox and Bullring shopping centre featuring the flagship Selfridges and John Lewis stores
- The property is ideally situated to take advantage of Moseley's private park with lake, nature walks, tennis courts and meadow which hosts open air concerts, picnics and performances during the summer
- The property is also very conveniently situated within easy access onto Birmingham's flagship Cannon Hill Park

Description of property

- This impressive family home is situated on this extremely sought after road close to Birmingham city centre and all the amenities it has to offer
- This beautiful Victorian property, built in 1896, retains many character features typical of its age and the property stands extremely well within a large plot, having an abundance of sizeable and spacious accommodation throughout
- One enters 56 Salisbury Road via a large reception hallway with doors radiating off to the ground floor reception rooms including a beautiful dining room with stunning open fireplace, sitting room with triple aspect to the front of the property, again housing an immaculate fireplace, and a drawing room at the rear. All rooms benefit from being of an extremely good size, typical for a house of this age
- The ground floor benefits further from having a kitchen/breakfast room with pantry as well as a secondary hallway providing access to the utility room, garden store, double garage and ground floor cloaks
- The ground floor is extremely flexible and sizeable and therefore should cater for any purchaser looking for a good size family home
- The first floor benefits from having 4 double bedrooms, two of which are en suite, and a separate shower room
- There are two further double bedrooms and a family bathroom on the second floor and plenty of storage within the eaves
- The property also has the benefit of a cellar
- 56 Salisbury Road certainly offers plenty of scope for any purchaser to make this home their own





Gardens and grounds

- To the front of the property is a large in and out driveway set behind mature hedging creating privacy and allowing for parking for several cars and access to the garage
- To the rear is where 56 Salisbury Road really comes into its own. The property has a most beautiful rear garden which is tiered, having an immaculate barbecue patio area and lower, mainly laid to lawn garden leading down onto the lake within the park at the rear
- The garden has an abundance of mature trees, shrub beds and herbaceous borders and is really idyllic; being able to sit and hear the fountains from the lake whilst enjoying the view ensures that this garden is certainly to be the envy of many. It would be very difficult to rival such a plot size and garden along with a view such as this yet still be within a short distance from Birmingham's business district, city centre and the university, with its teaching hospital

Services

All mains services are connected to the property. Gas fired central heating.

Fixtures and fittings

All those items regarded as fixtures and fittings, together with the fitted carpets, curtains and light fittings, are specifically excluded from the sale. However, certain items may be available by separate negotiation.

Directions (B13 8JT)

From Moseley village centre, proceed from the main crossroads of the Alcester Road (A435) with the B4217 onto Salisbury Road and the property will be found on your right hand side.

Terms

Tenure: Freehold

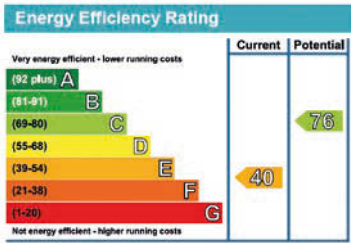
Local Authority: Birmingham City Council.

Telephone: 0121 303 6789

Council Tax Band: G

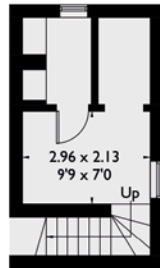
Viewing

By prior appointment only with the agents

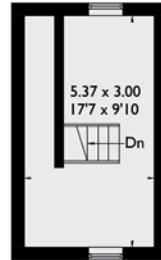


Approximate Gross Internal Floor Area

Main House = 440.7 sq m / 4744 sq ft
 Cellar = 15.7 sq m / 169 sq ft
 Total = 456.4 sq m / 4913 sq ft

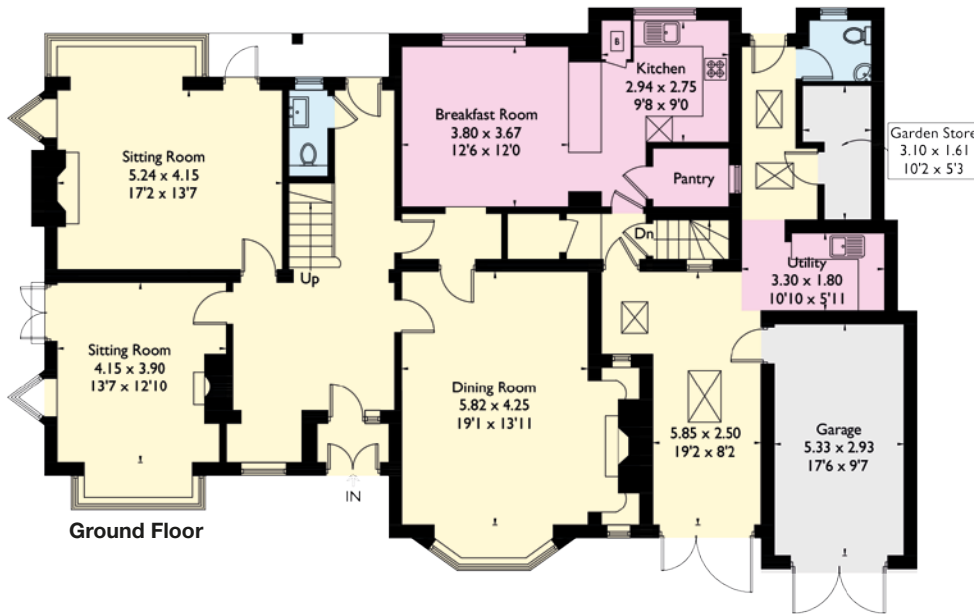


Cellar

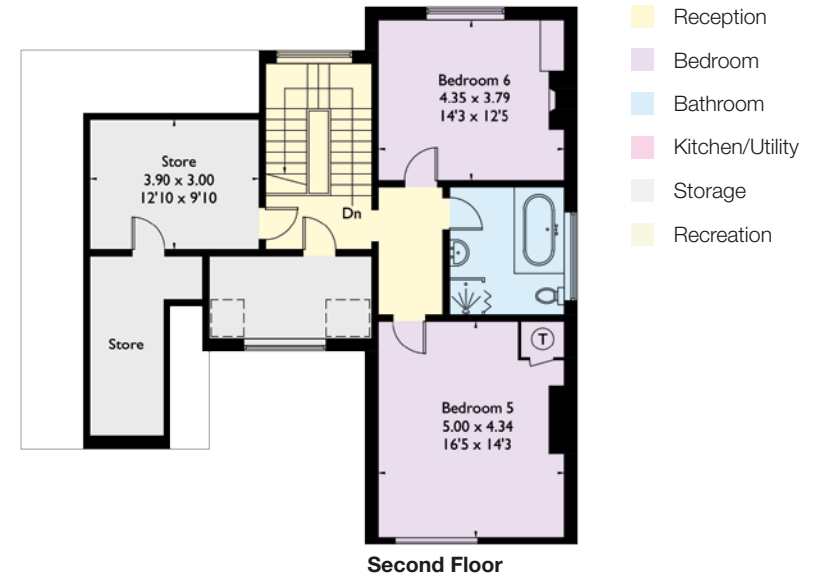


Garage - First Floor

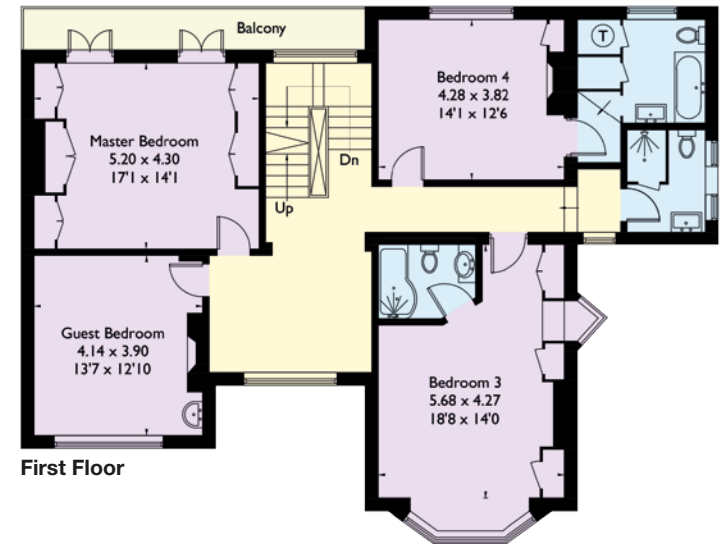
= Reduced headroom below 1.5m / 5'0"



Ground Floor



Second Floor



First Floor

- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Recreation

This plan is for layout guidance only. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.

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