



WC/CLOAKROOM

Tiled, front facing double glazed window, low level wc, wash hand basin, alarm panel, three recessed spot lights, ceiling coving.

GARAGE

Tandem garage, side door and double opening front doors, power supply, three ceiling strip lights, fuse board, single glazed window with side aspect.

FIRST FLOOR LANDING

Carpeting, double glazed window with front aspect, wooden spindled bannister, ceiling light point, loft access with pull down ladder and insulation.

MASTER BEDROOM

Double glazed windows with rear and side aspect, Eight recessed ceiling spot lights, storage and fitted wardrobes, two ceiling light points with three spot plates, decorative ceiling coving, two radiators, carpeted, alarm panel, door to ensuite.

ENSUITE SHOWER ROOM

Corner shower, low level WC, wash hand basin with vanity unit, fully tiled, double glazed window with rear aspect, three recessed ceiling spot lights, heated towel rail.

BEDROOM TWO

Front facing double glazed window, two radiators, fitted wardrobes, sink within vanity unit, laminate flooring, Five recessed ceiling spot lights and ceiling light point, ceiling coving.

BEDROOM THREE

Rear facing double glazed window, fitted wardrobes, radiator, laminate flooring, ceiling light point with three spot plate, recessed ceiling spot lights and above dressing fitted dressing table, ceiling coving.

BEDROOM FOUR

Double glazed window with front aspect, recessed ceiling spot lights, ceiling coving, fitted wardrobes, radiator, power points.

BATHROOM

Bespoke luxury bathroom, large shower with "jet" capability settings and contemporary shower head, matching suite of bath, low level WC and double sink within floating vanity unit with mirror above, fully tiled, door to eaves storage housing water tank, obscure glazed window with side aspect, heated towel rail. recessed spot lights with further mood lighting.

WC

Fully tiled, low level WC, two recessed ceiling spot lights, obscure double glazed side facing window, heated towel rail.

OUTSIDE

"In and out" tarmac driveway, raised central flower bed, access to porch entrance, garage and side gates to garden. The rear garden includes brick paved patio area, paved pathway leading to shed at rear with power supply, predominantly laid to lawn with flower beds/shrubbery to borders and fencing to boundaries.



James LaurenceTM
Sales and Lettings

90 Anderton Park Road

BIRMINGHAM, West Midlands, B13 9DS

- Detached family home
- Four bedrooms
- Family bathroom and en-suite shower room
- Living room, dining room and sun

Asking price £625000



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90 Anderton Park Road, BIRMINGHAM, West Midlands, B13 9DS



Property Description

A fantastic opportunity to purchase this spacious four bedroom detached family home in a prime, sought after Moseley location. The property boasts accommodation on the ground floor of a grand and welcoming entrance hallway, three reception rooms - a front facing dining/sitting room, living room and family room - the latter leading to a conservatory, with spacious fitted breakfast kitchen utility room and WC. Upstairs features double bedrooms containing ample storage/wardrobe space, en-suite shower room with master bedroom, a stunning contemporary bathroom and further WC. The property benefits from gas central heating, gas central heating and alarm system. Externally offers sweeping in and out driveway providing off road parking, with access to tandem garage and a well maintained garden.

THE AREA

Anderton Park Road is off Wake Green Rd offering ease of access by foot in to Moseley Village with a plethora of independent bars, restaurants and eateries (not to mention M & S food and Waitrose). The city centre is a short commute offering fantastic shopping facilities of The Bull Ring, Mailbox and new Grand Central. On the doorstep is excellent facilities of Cannon Hill Park, the MAC theatre and Moseley Nature reserve. Warwickshire County



Cricket Ground is a short trip away for sports enthusiasts, with Birmingham Botanical Gardens beyond.

SCHOOLS

A wide range of schools for children of all ages is include the Secondary schools such as the desirable Moseleys school, along with Hall Green school, Bishop Challoner Catholic College and Swanshurst School.

MEDICAL FACILITIES

Superb medical facilities in the area include the recently redeveloped Queen Elizabeth Hospital which provides state of the art medical facilities for the region. The BMI Edgbaston and Priory Hospitals are close by, and The Birmingham Children's Hospital is a short drive in the city centre.

TRANSPORT

A short walk to Alcester Road and Moseley village road and transport links to Birmingham city centre. Good links to the national motorway network, with excellent access to Birmingham International Airport and The National Exhibition Centre, via the closest Junction (4) of the M42.

PORCH

Double glazed double opening doors lead in, tiled flooring, ceiling flush light and coving, door to hallway:

ENTRANCE HALL

Parquet flooring, traditional wooden panelling, three wall mounted light points, ceiling coving, two metal radiators, telephone point, power points, carpeted stairs to first floor and doors to WC, kitchen, living room and dining room.

LIVING ROOM

Inglenook fireplace with gas fire, obscure double glazed window with side aspect, decorative ceiling coving and rose with light point, six wall mounted light points, two radiators, power points, TV point, double glazed sliding door access to family room.

DINING ROOM/SITTING ROOM

Front facing reception room, fireplace centre piece (electric fire) two radiators, ceiling light point with decorative rose and ceiling coving, five wall mounted light points, front facing double glazed window.

FAMILY ROOM

Ceiling skylight, one radiator, double glazed window with side aspect, decorative ceiling coving, double glazed patio doors leading to conservatory, power points, Eight recessed spot lights.

CONSERVATORY

Double glazing, double doors leading to garden, tiled flooring.

BREAKFAST KITCHEN

A range of wall and base mounted units, 'rangemaster' 5 ring range with extractor hood above, roll edge work tops with central "island", double bowl sink with draining area and mixer tap above, tiling, Fourteen recessed ceiling spot lights, power points, ceiling skylight, integral 'Bosch' dishwasher and freezer, ceiling coving, double glazed window with rear garden access, three further spot lights above sink area, power points, radiator, access to dry store and utility room.

UTILITY ROOM

Storage cupboard housing 'Worcester' combination sink, ceiling and wall mounted strip light, plumbing for washing machine, double glazing side aspect and door to outside, door to garage, radiator, power supply, tiling.