



# HERITAGE ESTATE AGENCY



**71 Coldbath Road, Moseley/Kings Heath Border, B13 0AQ**

**£230,000**

**A Three Bedroom Mid Terrace Property**







### **Coldbath Road comprises in further detail:**

The property is set back from the road and approached via public footpath leading to main entrance door opening to:

#### **Reception Room One 12'3" excl bay x 10'8" into recess**

Bay window to front aspect with cupboard housing gas meter beneath, ceiling light point, cupboard housing electric meter, radiator and door to:

#### **Reception Room Two 12' excl recess x 10'5" into recess**

Door to rear aspect opening to rear garden, ceiling light point, built-in under stair storage cupboard, radiator, door to stairs rising to first floor accommodation and further door to:

#### **Kitchen 11'1" x 5'4"**

Window to side aspect, ceiling spot lights, tiled flooring and a fitted kitchen comprising: a range of wall, drawer and base units with work surfaces over, tiled surrounds, inset sink and drainer unit with mixer tap over, integrated oven with four ring gas hob and extractor hood over, plumbing for washing machine, wall mounted boiler and door to:

#### **Ground Floor Bathroom 6'3" x 5'6"**

Obscured window to side aspect, ceiling spot lights, extractor fan, tiled walls and flooring, heated towel rail and a bathroom suite comprising: panelled bath with mixer tap and thermostatic shower over, wash hand basin with mixer tap over encased in vanity unit and low level flush w.c.

### **First Floor Accommodation**

Door from reception room two leads to stairs rising to the first floor accommodation leading to:

#### **Landing**

Ceiling light point, stairs rising to second floor accommodation and doors to:

#### **Bedroom Two 12'3" x 10'6" into recess**

Window to front aspect, ceiling light point and radiator.

#### **Bedroom Three 9'11" x 10'5" into recess**

Window to rear aspect, ceiling light point and radiator.

### **Second Floor Accommodation**

Leading from the first floor landing stairs rise to second floor accommodation leading to door opening to:

#### **Bedroom One 11'9" x 10'5" into recess**

Window to front aspect, ceiling light point, radiator and door to:

#### **En-Suite Shower Room 5'7" x 7'7"**

Ceiling light point, extractor fan, tiled walls and flooring, heated towel rail and a suite comprising: shower cubicle with thermostatic shower over, pedestal wash hand basin with mixer tap over and low level flush w.c.

### **Outside**

#### **Rear Garden**

Accessed via reception room two and benefits from raised paved seating area with steps down to lawn area.





### Agent Notes:

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

2. Heritage Estate Agency feel it prudent to advise potentially interested parties that the property over looks Moseley Golf Club.

The vendors have provided the information relating to the above. Heritage Estate Agency Limited 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.

### REFERRAL FEES

We would like to make our customers aware that in addition to the fee we receive from a seller we may also receive a separate commission payment (referral fee) from other service providers for recommending their services to sellers or buyers.

There is no obligation for any party to use the services we refer to you but should you decide to do so we confirm we would expect to receive a referral fee from them as shown on our website.

### FIXTURES AND FITTINGS

Only those items expressly mentioned in the sales particulars will be included in the sale price.

### SERVICES

Heritage Estate Agency 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.

### TENURE

The agent 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.

### GENERAL INFORMATION

These particulars do not form part of the contract of sale due to the possibility of errors and/or omissions. They have been prepared in good faith as a general outline only and all measurements are approximate. Prospective purchasers should satisfy themselves to the accuracy of the information contained. The property is sold subject to rights of way, public footpaths, easements, wayleaves, covenants and any other matters which may affect the legal title. The Agent has not verified the property's structural status, ownership, tenure, planning/building regulation status or the availability or operation of services and or appliances. Any prospective purchaser is advised to seek validation of all above matters prior to expressing any formal intent to purchase.

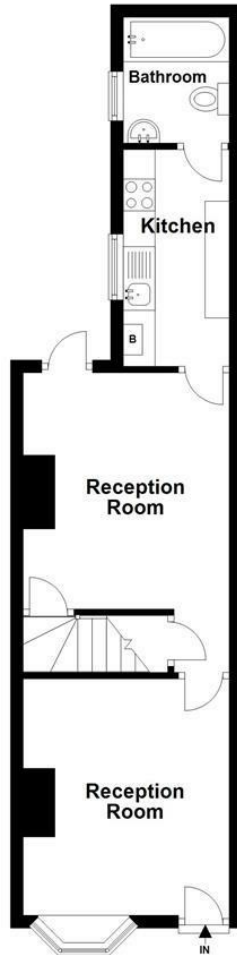
### COUNCIL TAX BAND

The vendor has informed us that the property is located within Birmingham City Council - Band B

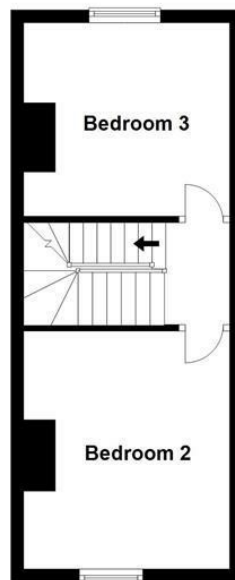




**Ground Floor**  
Approx. 37.2 sq. metres (400.5 sq. feet)



**First Floor**  
Approx. 27.9 sq. metres (300.6 sq. feet)



**Second Floor**  
Approx. 17.7 sq. metres (190.6 sq. feet)



Total area: approx. 82.8 sq. metres (891.6 sq. feet)

Disclaimer  
Floorplan for illustrative purposes only  
All information shown is approximate  
Not to scale & please re-check all information

**71 Coldbath Road**

**VIEWING** By appointment through 'Heritage'

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E-mail:- [info@heritage-estates.co.uk](mailto:info@heritage-estates.co.uk)

Website:- [www.heritage-estates.co.uk](http://www.heritage-estates.co.uk)

**Our opening times are:-**

Monday - Friday 9.00am - 5.30pm

Saturdays - 9.30am - 4.00pm

Appointments outside these hours can be arranged and you should not hesitate to contact us should this be required.

**LETTINGS AND PROPERTY MANAGEMENT** If you would like to rent your property out or are looking for a property to rent, please request further information from our Lettings Department.

