



HERITAGE ESTATE AGENCY



65 Prospect Road, Moseley, Birmingham, B13 9TD

£650,000

A Four Bedroom Semi-Detached Property





Prospect Road comprises in further detail:

The property is set back from the road and approached via fore garden with dwarf wall to front, lawn area with shaped planted beds, driveway leading to detached garage, steps up to pathway leading to gated side access and steps up to:

Open Canopy Porch

Double entrance door with half moon window over opening to:

Reception Hall

Coved ceiling, two ceiling light points, Minton tiled flooring, stairs rising to first floor accommodation, radiator and doors to:

Cellar 21'7" x 13'4"

Window to front aspect, ceiling light point, tiled flooring, gas and electric meters.

Reception Room One 15'2" into bay x 13'6" max

Sash style bay window to front aspect, coved ceiling, ceiling light point with ceiling rose, radiator and feature fire surround with coal effect gas fire set on hearth.

Reception Room Two 12'11" x 14' max

Sash style window to front aspect, coved ceiling, ceiling light point with ceiling rose and radiator.

Shower Room 7'10" x 6'5"

Obscured window to rear aspect over looking lean to, ceiling light point, extractor fan, part tiled walls, tiled flooring, radiator and a suite comprising: shower cubicle with mixer shower over, pedestal wash hand basin with mixer tap over and low level flush w.c.

Kitchen Area 12'3" max x 10'9" max

Windows to rear and side aspects, door to side aspect opening to lean to, three ceiling light points, tiled flooring, radiator 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 double oven with four ring gas hob and extractor hood over, plumbing for dish washer, space for fridge/freezer, feature serving arch over to dining area and archway opening to:

Dining Area 12'4" x 11'5"

Sash style window to rear aspect, door to rear aspect opening to rear garden, ceiling light point, three wall mounted light points, tiled flooring, built-in cupboard housing boiler, feature serving archway to kitchen with cupboards beneath, feature recess with shelving and radiator.

Side Lean To

Ceiling strip light, door to side aspect opening to rear garden, plumbing for washing machine and access to two brick built storage areas.

First Floor Accommodation

Leading from the entrance hallway stairs rise to first floor accommodation leading onto:

Landing

Sash style window to side aspect, ceiling light point and doors to:

Bedroom One 13' x 12'5" to wardrobes

Sash style window to front aspect, two ceiling light points, radiator and fitted wardrobes.

Bedroom Two 13' x 13'6" max

Sash style window to front aspect, two ceiling light points and radiator.

Bedroom Three 12'3" x 12'10" max

Sash style window to rear aspect, ceiling light point, radiator and built-in cupboard.

Bedroom Four 12'3" x 10'11" max

Sash style window to rear aspect, ceiling light point, radiator, original style feature fire place and built-in wardrobe.

Family Bathroom 6'7" x 6'10"

Obscured sash style window to side aspect, ceiling spot lights, extractor, part tiled walls, tiled flooring, heated towel rail and a bathroom suite comprising: panelled bath with mixer tap and mixer shower over, pedestal wash hand basin with mixer tap over and low level flush w.c.

Outside





Rear Garden

Accessed via a gated side access, the side lean to or the dining area and benefits from patio area, pathway to pedestrian door opening to detached garage, lawn area, various planted beds and greenhouse.

Garage 17'5" x 9'1"

Up and over door to front aspect, pedestrian door to rear aspect and window to rear aspect.

Agent Note:

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.

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

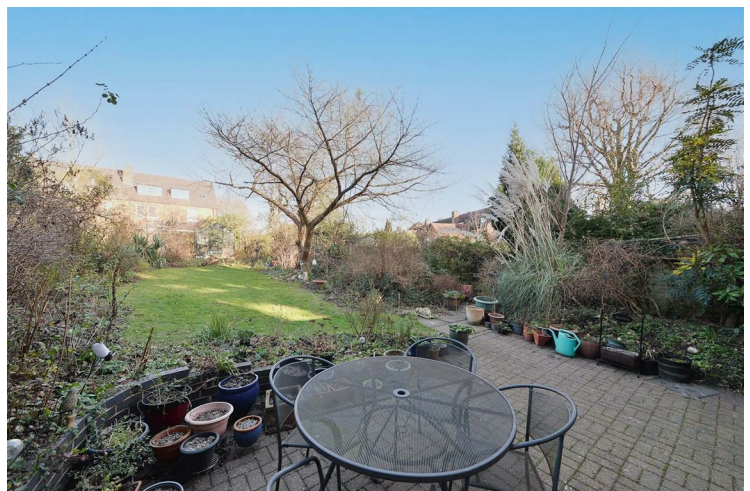
The agent understands that the property is Freehold. However, we have not checked the legal title to the property and all interested parties should obtain verification through their Solicitor or Surveyor before committing to purchase the property.

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.

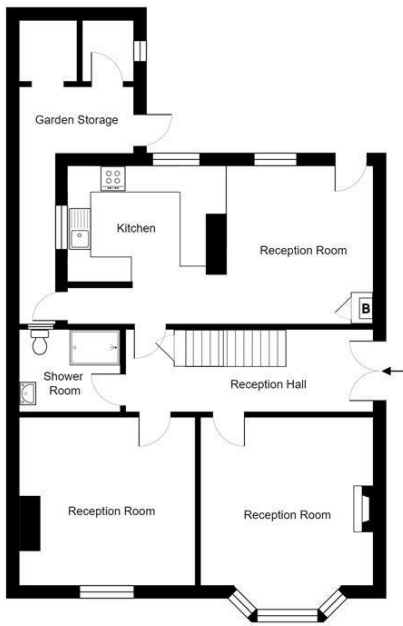
COUNCIL TAX BAND

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

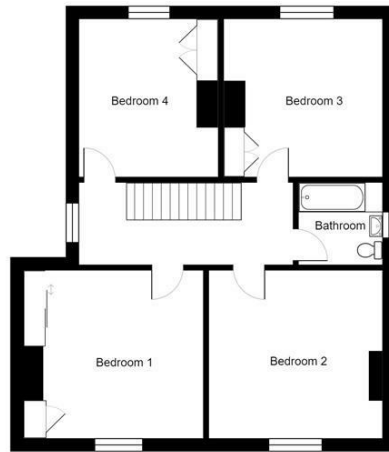




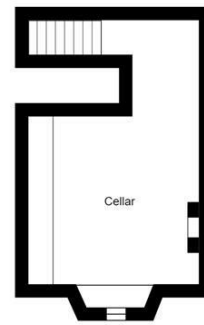
Ground Floor
Area: approx 95.2 m² ... 1024 ft²



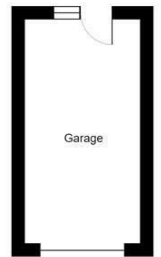
First Floor
Area: approx 77.9 m² ... 838 ft²



Basement
Area: approx 22.9 m² ... 247 ft²



Outbuilding



65 Prospect Road in Moseley

Total Area: approx 196.0 m² ... 2109 ft² (excluding garage)

All measurements are approximate and for display purposes only
Area figures are approximate only
Contact agent for more details

VIEWING By appointment through 'Heritage'

Tel: (0121) 443 5900

Fax: (0121) 443 5901

E-mail:- info@heritage-estates.co.uk

Website:- 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.

