



# HERITAGE ESTATE AGENCY



**31 Cambridge Road, Moseley, Birmingham, B13 9UE**

**£875,000**

**A Five Bedroom Semi-Detached Property**







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

The property is set back from the road and approached via block paved driveway with dwarf wall to front leading to gated side access, double doors to coach house and steps up to main entrance door with fan light over opening to:

#### **Entrance Vestibule**

Coved ceiling, tiled flooring and door with stained glass panels inset and window over opening to:

#### **Entrance Hallway**

Door with window over to side aspect opening to rear garden, coved ceiling, ceiling light point with ceiling rose, spot lights to ceiling, Minton tiled flooring, stairs rising to first floor accommodation, three vertical column style radiators and doors to:

#### **Cellar 18'3" max x 6'8" max**

Steps with ceiling light point descend to cellar space with two ceiling light points and radiator.

#### **Reception Room One 15'4" into bay x 13'10" max**

Sash style bay window to front aspect, coved ceiling, ceiling light point with ceiling rose, picture rail, column style radiator and feature decorative fire surround with gas fire set on tiled hearth.

#### **Reception Room Two 13'10" x 12'3" max**

French style doors with windows surrounding to rear aspect opening to rear garden, coved ceiling, ceiling light point with ceiling rose, column style radiator and feature fire surround with gas fire set on hearth.

#### **Utility Area**

Plumbing for washing machine and shelving.

#### **Ground Floor W.C.**

Window to side aspect, ceiling light point, panelled walls to half height, tiled flooring, column style radiator, wall mounted wash hand basin and low level flush w.c.

#### **Kitchen/Dining Room 28'11" x 13'10"**

Sash style window to side aspect, bi-folding doors to side and rear aspects, three Velux windows, four ceiling light points, ceiling spot lights, two vertical style radiators, feature recess with mantle and log effect gas stove, tiled flooring with under floor heating and a fitted kitchen comprising: a range of wall, drawer and base units with work surfaces over, tiled surrounds, Range style cooker with five ring induction hob and

extractor hood over, integrated fridge/freezer, dish washer, wine chiller and microwave and central island with work surfaces over, inset Belfast style sink with boiling hot water mixer tap over.

#### **First Floor Accommodation**

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

#### **Landing**

Two ceiling light points, stairs rising to second floor accommodation, vertical style radiator and doors to:

#### **Bedroom One 12'11" x 18'10" into wardrobes**

Two sash style windows to front aspect, coved ceiling, two ceiling light points, column style radiator, decorative fire place with tiled hearth, fitted wardrobes to recesses and door to:

#### **En-Suite Shower Room**

Ceiling spot lights, extractor fan, column style radiator with towel rail, part tiled walls, tiled flooring with under floor heating and a suite comprising: walk-in shower with thermostatic mixer shower over, vanity unit with dual counter top wash hand basins with mixer taps over and further storage units with inset w.c.

#### **Bedroom Two 9'8" x 12'3" into recess**

Sash style window to rear aspect, coved ceiling, ceiling light point and column style radiator.

#### **Bedroom Three 7'2" max x 10'7" max**

Sash style window to rear, ceiling light point and vertical style radiator.

#### **Family Bathroom**

Two sash style windows to side aspect, ceiling spot lights, extractor fan, part tiled walls, wood effect tiled flooring with under floor heating, column style radiator with towel rail and a bathroom suite comprising: panelled bath with mixer tap and electric shower over, wash hand basin with mixer tap over encased in vanity unit and inset w.c.

#### **Second Floor Accommodation**

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

#### **Landing**

Remote controlled Velux window, ceiling light point, loft access, vertical style radiator, double doors to loft area housing boiler and further doors to:





#### **Walk-in Storage Cupboard**

Hanging rail and shelving.

#### **Bedroom Four 12'9" max x 13'6" max**

With some restricted head height. Window to front aspect, ceiling light point, column style radiator and door to:

#### **Jack and Jill Shower Room**

Ceiling spot lights, extractor fan, tiled walls, tiled flooring, column style radiator with towel rail and a suite comprising: walk-in shower with thermostatic mixer shower over, wash hand basin with mixer tap over encased in vanity unit, low level flush w.c. and door to:

#### **Bedroom Five 9'6" x 12'3" max**

Sash style window to side aspect, door to landing, ceiling light point and vertical style radiator. With some restricted head height.

#### **Outside**

##### **Rear Garden**

Accessed via a gated side access, reception room two or the kitchen/dining room and benefits from paved area with pedestrian door to coach house, raised planted bed, decked seating area with outside lighting, lawn area and garden room to rear.

##### **Garden Room 17'7" x 11'7"**

Double doors with windows to front aspect, electric points, wood effect flooring. Also having door to storage area and covered verandah with ceiling light point and electric heater.

##### **Coach House 22'10" x 9'7"**

Double doors to front aspect, pedestrian door to side aspect, windows to rear and side aspects, three ceiling strip lights and mezzanine level.

#### **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





**31 Cambridge Road in Moseley**

Total Area: approx 224.5 m<sup>2</sup> ... 2417 ft<sup>2</sup> excluding Attic area

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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	76

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

