



HERITAGE ESTATE AGENCY



193 Billesley Lane, Moseley, Birmingham, B13 9RR

Offers In Excess Of £259,500

A Two Bedroom Mid Terrace Property





Billesley Lane comprises in further detail:

The property is set back from the road and approached via a gated fore garden with wrought iron effect railings to front and pathway leading to main entrance door opening to:

Lounge 11'10" x 12'3" into recess

Window to front aspect, ceiling light point with ceiling rose, two wall mounted light points, door to stairs rising to first floor accommodation, built-in cupboard to recesses housing meters, wood effect flooring, column style radiator, feature fire place with tiled surrounds and hearth and opening to with step down to:

Breakfast Kitchen 11'4" x 8'8" into recess

Window to rear aspect, stable style door to rear aspect opening to rear garden, ceiling light point with ceiling rose, tiled flooring and a fitted kitchen comprising: a range of wall, drawer and base units with work surfaces over, inset Belfast style sink with mixer tap over, double oven with electric hob over, plumbing for dish washer and opening to:

Utility Area/Store

Ceiling light point, tiled flooring, space for fridge/freezer and plumbing for washing machine.

First Floor Accommodation

Door from the lounge leads to stairs rising to first floor accommodation leading onto:

Landing

Ceiling light point, loft access, wood effect flooring and doors to:

Storage Cupboard

Housing boiler.

Bedroom One 12' x 12'4" max

Window to front aspect, ceiling light point, wood effect flooring and column style radiator.

Bedroom Two 8'1" x 6'5"

Window to rear aspect, ceiling light point, wood effect flooring and column style radiator.

Shower Room

Obscured window to rear aspect, part tiled walls, tiled flooring, vertical style radiator and a suite comprising: walk-in shower cubicle with thermostatic mixer shower over, counter top wash hand basin with mixer tap over and low level flush w.c.

Outside

Rear Garden

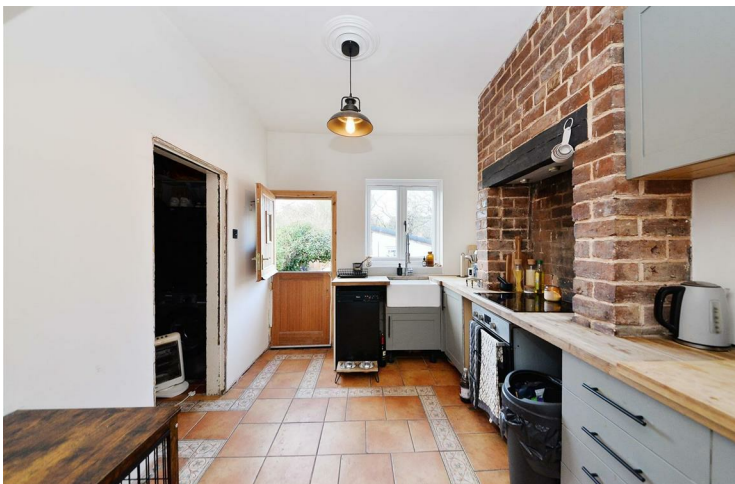
Accessed via the kitchen and benefits from paved seating area with steps down to further paved area, lawn area with fenced boundaries and gate opening to further lawned garden with mature trees.

Agent Notes:

1. Heritage Estate Agency feel it prudent to advise potentially interested parties that the property overlooks Moseley Golf Course and is in close proximity to a commercial premises.

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.

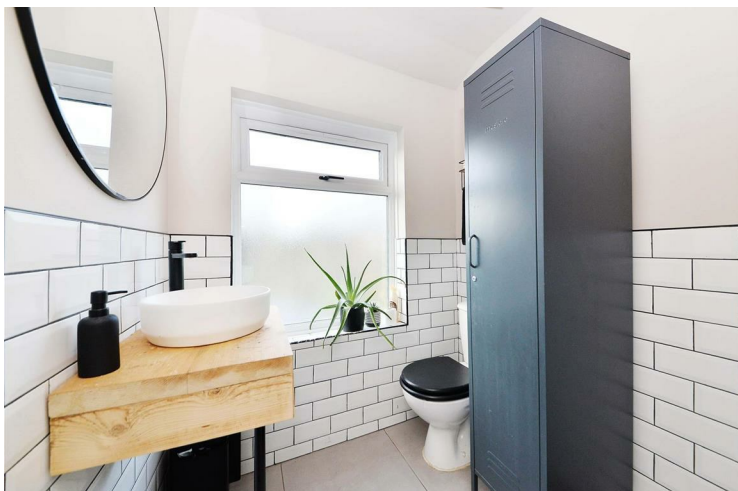
GENERAL INFORMATION

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

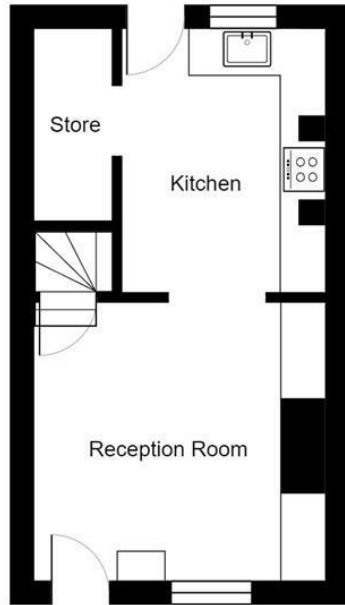
The vendor has informed us that the property is located within Birmingham City Council - Band C





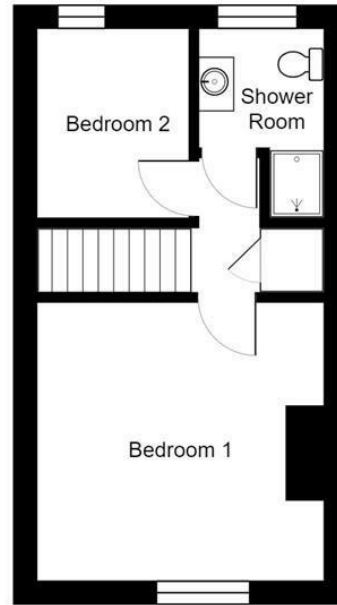
Ground Floor

Area: approx 27.5 m² ... 296 ft²



First Floor

Area: approx 27.1 m² ... 291 ft²



193 Billesley Lane

Total Area: approx 54.6 m² ... 588 ft²

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.

