



HERITAGE ESTATE AGENCY



8 Cambridge Road, Moseley, Birmingham, B13 9UD

£750,000

A Five Bedroom Semi Detached Property





Cambridge Road comprises in further detail:

The property is set back from the road and approached via fore garden with dwarf wall to front, planted bed, block paved driveway leading to gated side access and steps rising to main entrance door with half moon window over opening to:

Entrance Vestibule

Ceiling light point and ceiling rose, built-in cupboard housing meters, doorway with stained glass panels inset and stained glass panels surrounding opening to:

Split Level Entrance Hallway 31'10"

Door to side aspect with window over opening to rear garden, coved ceiling, three ceiling light points with ceiling roses, picture rail, dado rail, stairs rising to first floor accommodation, radiator and doors to:

Cellar Area One 22'4" x 6'

Opening to:

Cellar Area Two 18'9" x 14'9" max

Openings leading to:

Cellar Area Three 16'6" x 7'6"

Cellar Area Four 16'6" x 7'4" max

Reception Room One 18'11" into bay x 15'11" max

Sash style bay window to front aspect, coved ceiling, ceiling light point with ceiling rose, picture rail, radiator, feature fire place with tiled inset and hearth.

Reception Room Two 16'6" x 15'6" max

Door with windows surrounding to rear aspect opening to rear garden, coved ceiling, ceiling light point with ceiling rose, picture rail, radiator, feature fire place with tiled inset and hearth.

Reception Room Three 17'10" max x 11'7" max

Sash style window to side aspect, double doors with window over to side aspect opening to rear garden, ceiling light point, part panelled walls, built-in storage cupboard, radiator and double doors with steps down to:

Kitchen 14' x 11'4"

Sash style window to rear aspect, two Velux windows, double doors with window over to side aspect opening to rear garden, spot lights on tracks, tiled flooring, wall mounted vertical contemporary style radiator and a fitted kitchen comprising: a range of wall, drawer and base units

with work surfaces over, tiled surrounds, inset dual sink and drainer unit with mixer tap over, space for range style cooker and space for fridge/freezer.

First Floor Accommodation

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

Split Level Landing

Two ceiling light points, dado rail, stairs rising to second floor accommodation and doors to:

Bedroom One 16' x 16' max

Two sash style windows to front aspect, ceiling light point with ceiling rose, radiator, feature fire place with hearth and door to:

Nursery/Study 10'10" x 5'6"

Sash style window to front aspect, ceiling light point, radiator and fitted wall cupboards.

Bedroom Two 16'3" x 15'5" max

Sash style window to rear aspect, ceiling light point with ceiling rose, radiator and feature fire place with hearth.

Bedroom Three 13'5" max x 11'7" max

Sash style windows to rear and side aspects, ceiling light point with ceiling rose, radiator and cupboard housing boiler.

Family Bathroom 7'7" x 6'8"

Two obscured sash style windows to side aspect, ceiling spot lights, tiled walls, wood effect flooring, radiator and a bathroom suite comprising: panelled bath with mixer tap and electric shower over, pedestal wash hand basin and low level flush w.c.

Second Floor Accommodation

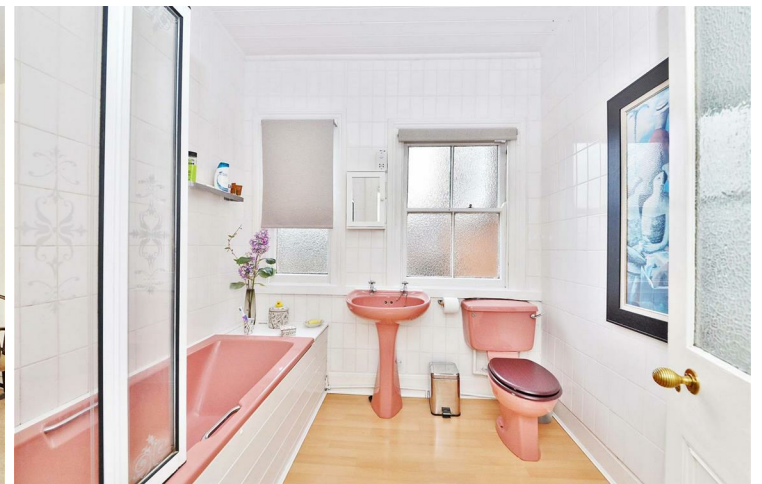
Leading from the first floor landing stairs rise to second floor accommodation leading onto:

Landing

Window to rear aspect, Velux window, ceiling light point with ceiling rose, loft access with pull down ladder and doors to:

Bedroom Four 16'7" x 15'5" max

Sash style window to side aspect, Velux window, ceiling light point and radiator. (With some restricted head height)





Bedroom Five 16' x 15'10" max

Dormer window to front aspect, ceiling light point, wall mounted water heater and radiator. (With some restricted head height)

Bathroom 11'9" x 5'4"

Sky light, ceiling spot lights, tiled walls, wood effect flooring, radiator and a bathroom suite comprising: panelled bath with shower over, pedestal wash hand basin and low level flush w.c. (With some restricted head height)

Outside

Rear Garden

Accessed via a gated side access, the entrance hallway, reception room two, reception room three or the kitchen and benefits from paved seating area with steps down to further paved area with gate leading to outbuildings, shaped lawn with planted borders, gravel area with planted beds and shed.

Outbuilding One

Ceiling light point, wall mounted wash basin and low level flush w.c.

Outbuilding Two

Wall mounted light point, electric points, pedestal wash basin, work surface, plumbing for washing machine and space for tumble dryer.

Agent Notes:

1. The vendor has informed us that a section of the property was underpinned in 1992. Please ask the office for further information.
2. We have not been able to verify whether historic works to the property required any necessary Planning or Building Regulation approval, or whether such approvals were obtained.
3. Heritage Estate Agency feel it prudent to advise potentially interested parties that the property is within close proximity to Cambridge Road Methodist Church and Kings Heath National Spiritualist Church.

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

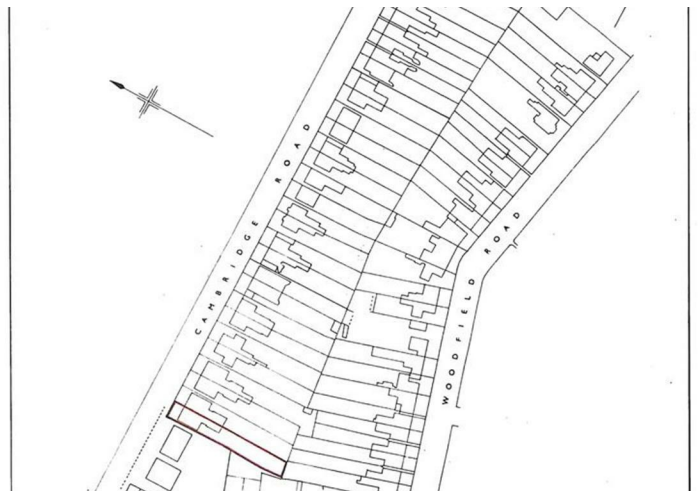
The agent understands that the property is Freehold. However, we have not checked the legal title to the property and all interested parties should obtain verification through their Solicitor or Surveyor before committing to purchase the property.

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





8 Cambridge Road in Moseley

Total Area: approx 326.1 m² ... 3511 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.

