



HERITAGE ESTATE AGENCY



69 Coldbath Road, Moseley, Birmingham, B13 0AQ

£240,000

A Three Bedroom Mid Terrace Property





Coldbath Road comprises in further detail:

The property is approached via public pathway leading to main entrance door opening to:

Reception Room One 12'3" not to bay x 10'5" into recess

Bay window to front aspect, coved ceiling, ceiling light point, wood flooring, radiator, feature fire place with tiled surround and hearth, fitted cupboards and door to:

Reception Room Two 15'4" max x 10'5" into recess

Window to rear aspect, ceiling light point, wood flooring, opening to stairs rising to first floor accommodation, radiator, original style fire place with mantle over and doors` to:

Under Stair Storage Cupboard

Wall mounted light point, laminate wood effect flooring and fitted shelving.

Inner Lobby

Ceiling light point, tiled flooring, opening to kitchen and door to:

Ground Floor W.C.

Obscured window to side aspect, ceiling spot lights, tiled flooring, corner wash hand basin encased in vanity unit and low level flush w.c.

Kitchen 11'11" x 6' max

Window to side aspect, French style doors to rear aspect opening to rear garden, ceiling spot lights, tiled flooring and a fitted kitchen comprising: a range of drawer and base units with work surfaces over, tiled surrounds, inset sink and drainer unit with mixer tap over, cooker with extractor hood over, plumbing for washing machine and dish washer, space for fridge/freezer and fitted shelving.

First Floor Accommodation

Leading from reception room two stairs rise to first floor accommodation leading onto:

Landing

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

Bedroom One 12'3" x 10'5" into recess

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

Bedroom Two 10'1" 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 onto:

Landing

Ceiling light point and doors to:

Bedroom Three 9'9" max x 10'9" into recess

Window to front aspect, two wall mounted light points and radiator. An irregular shaped room with some restricted head height.

Bathroom

Velux window to rear aspect, ceiling light point, part tiled walls, tiled flooring, heated towel rail, airing cupboard housing boiler and a bathroom suite comprising: panelled bath with shower over, shower screen, pedestal wash hand basin with mixer tap over and low level flush w.c.

Outside





Rear Garden

Accessed via a shared side passage or the kitchen and benefits from pathway with steps down to paved patio area with planted beds to sides, artificial lawn area with picket fence and gate to steps down to further artificial lawn area with planted bed to side and shed.

Agent Notes:

1. We are advised that there is a right of way for the neighbouring property to pass over part of the garden and for this property to pass over the gardens of neighbouring properties to access a shared side passageway.

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

Heritage estate Agency Limited would stress that they have not checked the legal documentation to verify the exact nature and extent of this or any matters effecting the property 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

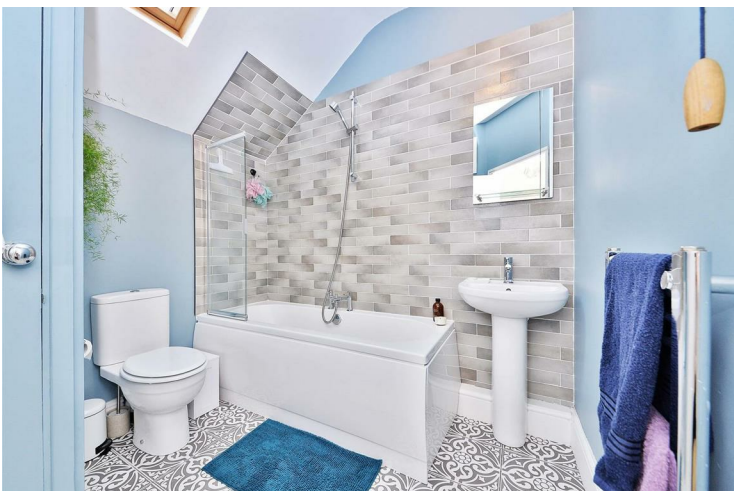
The agent understands that the property is Freehold. However, we have not checked the legal title to the property and all interested parties should obtain verification through their Solicitor or Surveyor before committing to purchase the property.

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.

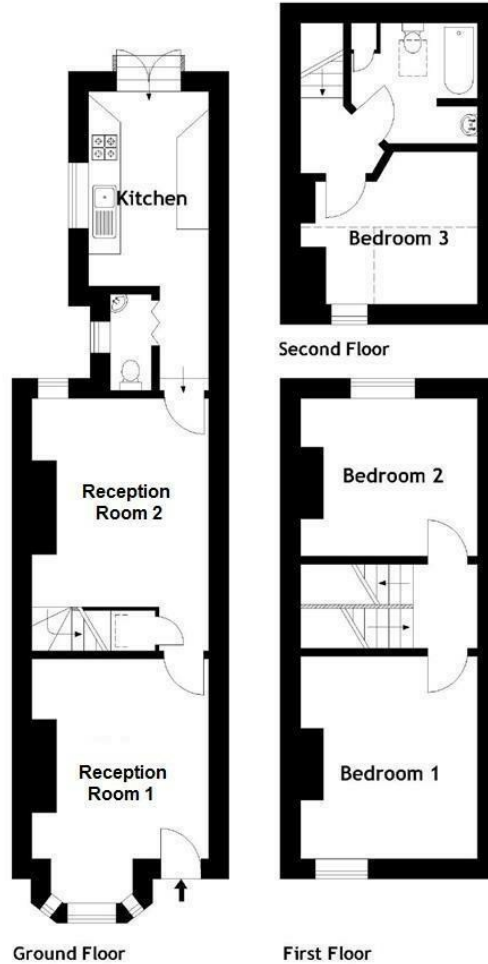
COUNCIL TAX BAND

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





69 Coldbath Road
Moseley
Birmingham
B13 0AQ



Ref no:HI/6050/PN provided by Paul Narga-Martin. Not to scale.
For illustrative purpose only.

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.

