



# HERITAGE ESTATE AGENCY



**18 Prospect Road, Moseley, Birmingham, B13 9TB**

**£825,000**

**A Five Bedroom Period 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, block paved driveway with planted bed to side leading to garage and step up to main entrance door with feature window over opening to:

**Entrance Vestibule**

Decorative coved ceiling, ceiling light point, dado rail, Minton tiled flooring, door with original style stained glass inset, over and to side opening to:

**Entrance Hallway**

Decorative coved ceiling, ceiling light point, wall mounted light point, dado rail, Minton tiled flooring, panelled stair case rising to first floor accommodation, radiator and doors to:

**Reception Room One 16'9" into bay x 13' into recess**

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

**Reception Room Two 17'6" into bay x 13' into recess**

Feature windows with window seats and French style doors to rear aspect opening to rear garden, decorative coved ceiling, ceiling light point with ceiling rose, two wall mounted light points, feature bookcases with lights over and storage cupboards beneath, radiator and feature fire surround with log burner set on hearth.

**Cloakroom Area 6'10" x 3'10"**

Ceiling light point, radiator, original style tiled flooring and door to:

**Ground Floor W.C.**

Window to rear aspect, ceiling light point, wash hand basin encased in vanity unit and low level flush w.c.

**Inner Lobby**

Obscured internal window with lead inset to side aspect overlooking garage, ceiling spot lights and doors to:

**Cellar 16'2" into bay x 12'9" into recess**

Two wall mounted light points, cold slab, blue brick flooring, gas and electric meters.

**Reception Room Three 11'11" into recess x 11'11"**

Sash style window to front aspect, four wall mounted light points and radiator.

**Breakfast Kitchen 12'10" into recess x 12'10"**

High level internal window overlooking garden room, window to rear aspect, ceiling spot lights, two ceiling light points, original style wood 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, integrated double oven and gas hob to feature recess, space for fridge/freezer, shelving, radiator and door to:

**Utility Room 11' x 5'1"**

High level window to side aspect, wall mounted light point, wooden work surface with plumbing for washing machine beneath, space for fridge and freezer and doors to:

**Garden Room 10'10" max x 11'11" max**

Two sky lights, windows to rear and side aspects, French style doors to rear aspect opening to rear garden, ceiling light point, tiled flooring and radiator.

**Garage 17'8" x 9'8" into recess**

Double doors to front aspect, sky light, high level window to rear aspect and two ceiling light points.

**First Floor Accommodation**

Leading from the entrance hallway a turning stair case rises to first floor accommodation with stained glass window to side aspect, two wall mounted light points, dado rail and leading to:

**Landing**

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

**Bedroom One 11'10" into recess x 14'9" max**

Two sash style windows to front aspect, three wall mounted light points, radiator, feature bespoke built-in wardrobes with drawers below and door to bedroom three.

**Bedroom Two 14' x 13'11" into recess**

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

**Bedroom Three 13'11" x 13'1" into recess**

Sash style window to front aspect, door to bedroom one, ceiling light point, radiator and built-in storage cupboards.

**Family Bathroom 9'5" into recess x 10'8"**

Sash style window to rear aspect, ceiling light point, two wall mounted light points, electric shaver point, wood effect flooring, column style radiator, built-in storage cupboard, airing cupboard housing hot water tank and a bathroom suite comprising: claw footed roll top bath with telephone style mixer tap and shower head over, pedestal wash hand basin and low level flush w.c.

**Shower Room 9'3" x 5'8"**

Sash style window to rear aspect, ceiling spot lights, tiled walls and flooring





with under floor heating, heated towel rail and a suite comprising: walk-in shower cubicle with rain fall style shower and additional shower head over and counter top wash hand basin set on vanity unit with integrated taps over.

#### **Second Floor Accommodation**

Leading from the first floor landing a turning stair case rises to second floor accommodation with door to eaves storage with fitted shelving, dado rail and leads to:

#### **Landing**

Sky light to side aspect, two wall mounted light points, dado rail and doors to:

#### **Inner Lobby**

Ceiling light point, eaves storage and doors to:

#### **Bedroom Four 13'10" into recess x 13'2" into recess**

French style doors to rear aspect with Juliette balcony, two ceiling light points, eaves storage and radiator. With some restricted head height.

#### **Separate W.C.**

Ceiling spot lights, eaves storage, pedestal wash hand basin and corner love level flush w.c,

#### **Bedroom Five 13'11" x 13'1" into recess**

Accessed via second floor landing with sash style window to front aspect, ceiling light point, radiator and original style fire place. With some restricted head height.

#### **Further Inner Lobby**

Accessed via the landing with ceiling light point and door to loft storage.

#### **Outside**

#### **Rear Garden**

Accessed via reception room two or the garden room and benefits from patio area with steps down to decked area, further steps down to feature circular lawn with planted beds surrounding, further steps down to pathway with pergola over leading to pathway leading through lawn with planted beds, a range of mature shrubs and shed to rear.

#### **Agent Note:**

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.

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





18 Prospect Road, Moseley, B13 9TB

Total area = approx 274.20 Sq.metres [2,951 Sq.ft]



**Disclaimer**  
Floorplan produced for illustrative purposes only. Measurements are approximate only with 10% tolerance. Area calculations are approximate only with 10% tolerance. Please check all information prior to making any decisions. Floorplan designed by Daniel Raine Ltd www.danielraine.co.uk

**VIEWING** By appointment through 'Heritage'

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**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.

