



HERITAGE ESTATE AGENCY



87 Clarence Road, Moseley, Birmingham, B13 9UH

£650,000

A Four Bedroom Semi-Detached Property





Clarence Road comprises in further detail:

The property is set back from the road and approached via fore garden with dwarf wall to front, gravel driveway leading to gated side access, step up to gravel pathway with planted beds to sides leading to steps up to main entrance door with window over opening to:

Entrance Vestibule

Coved ceiling, dado rail, cupboard housing electric meter, Minton tiled flooring and door with stained glass inset opening to:

Entrance Hallway

Part coved ceiling, ceiling light point with ceiling rose, wall mounted light point, Minton tiled flooring, stairs rising to first floor accommodation, radiator, stairs descending to kitchen area and doors to:

Reception Room One 15' max x 13'9" max

Bay window to front aspect, coved ceiling, ceiling light point with ceiling rose, picture rail, wooden flooring, radiator and feature fire surround with coal effect gas fire set on tiled hearth.

Reception Room Two 12'10" x 12' max

Window to side aspect, double doors with window over opening to balcony, coved ceiling, ceiling light point with ceiling rose, picture rail, wooden flooring, radiator, feature fire place with inset coal effect gas fire, tiled inset and hearth.

Breakfast Kitchen 16' excl door recess x 10'1" max

Window to side aspect, French style doors to side aspect opening to rear garden, two ceiling light points, wood effect flooring, two built-in cupboards, radiator, feature fire place with tiled hearth and a fitted kitchen comprising: base and drawer units with work surfaces over, tiled surrounds, inset Belfast style sink with mixer tap over, space for cooker with extractor hood over, plumbing for dish washer and doors to:

Utility Room 7'2" x 8'10"

Window to side aspect, door to side aspect opening to rear garden, ceiling light point, tiled flooring, wall mounted boiler, space for fridge/freezer and plumbing for washing machine.

Cellar 21'2" x 13'9" max

Steps down to cellar with ceiling light point.

First Floor Accommodation

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

Split Level Landing

Two ceiling light points, two wall mounted light points, built-in storage cupboard, door to stairs rising to second floor accommodation and further doors to:

Bedroom One 12'3" x 18'1" max

Two sash style windows to front aspect, coved ceiling, ceiling light point, radiator and feature fire place.

Bedroom Two 12'11" x 11'11" max

Sash style window to rear aspect, ceiling light point, radiator, built-in cupboard and feature fire surround with tiled hearth.

Bedroom Three 9'6" max x 10'1" max

Sash style window to rear aspect, ceiling light point, radiator and built-in cupboard housing hot water cylinder.

Family Bathroom 7'3" x 6'11"

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

Second Floor Accommodation

Door from the first floor landing leads to stairs rising to second floor accommodation leading to:

Bedroom Four 11'6" excl window recess x 12'9" excl stair recess

Sash style window to front aspect, Velux window, radiator, access to eaves storage and door to:

En-Suite Shower Room 7'10" x 4'8"

Velux window, tiled walls, built-in cupboard, access to eaves





storage, radiator and a suite comprising: shower cubicle with electric shower over, pedestal wash hand basin and low level flush w.c.

Outside

Rear Garden

Accessed via a gated side access, the breakfast kitchen or utility room and benefits from paved seating area, lawn area, planted beds to sides, steps down to further lawn area with planted beds to sides.

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

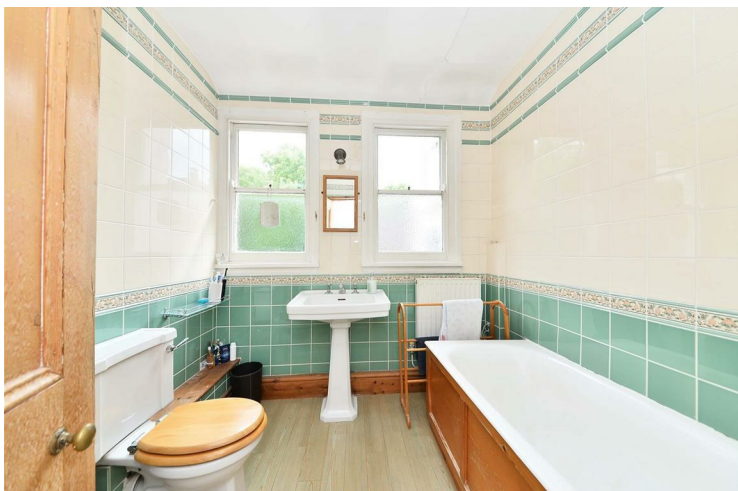
The agent understands that the property is Freehold. However, we have not checked the legal title to the property and all interested parties should obtain verification through their Solicitor or Surveyor before committing to purchase the property.

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





87 Clarence Road in Moseley

Total Area: approx 168.0 m² ... 1809 ft² (excluding balcony)

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.

