



# HERITAGE ESTATE AGENCY



**54 Billesley Lane, Moseley, Birmingham, B13 9QS**

**£750,000**

**A Four Bedroom Detached Property**







### **Billesley Lane comprises in further detail:**

The property is set back from the road and approached via in and out gravel driveway with dwarf wall and hedgerow to front, planted beds, leading to gated side access, garage, lean to and step up to:

#### **Open Canopy Porch**

Original style tiled flooring and main entrance door opening to:

#### **Entrance Vestibule**

Coved ceiling, original style tiled flooring and door with leaded glass panel opening to:

#### **Reception Hallway 7'5" x 16'3"**

Windows with leaded glass panels, coved ceiling, ceiling light point, plate rack, stairs rising to first floor accommodation, radiator, doors to ground floor accommodation and opening to:

#### **Cloakroom**

Windows with leaded panels to front and side aspects, coved ceiling, ceiling light point and coat hooks.

#### **Reception Room One 17'8" into bay x 11'11" into recess**

Bay window to front aspect, further window to side aspect, coved ceiling, ceiling light point with ceiling rose, dado rail, two radiators, feature fire place with stone surround and hearth.

#### **Reception Room Two 16'4" into bay x 16'6" into recess**

Bay window to rear aspect, windows to front and side aspects, ceiling light point, beamed ceiling, wall mounted light points, two radiators and feature brick fire surround with coal effect gas fire set on hearth.

#### **Breakfast Room 12'10" x 9'10"**

French style doors to rear aspect opening to rear garden, coved ceiling, ceiling light point, dado rail, a range of base units with work surface over overlooking kitchen, radiator and archway leading to:

#### **Kitchen 16'5" max x 6'11"**

Windows to rear and side aspects, inset ceiling strip light and a fitted kitchen comprising: a range of wall, drawer and base units with work surfaces over, tiled surrounds, inset one and a half bowl sink and drainer unit with mixer tap over, integrated eye level oven and four ring electric hob, plumbing for dishwasher and fridge, radiator and doors to:

#### **Lean To/Utility 17'7" x 3'**

Windows to side aspect, sky light, door to side aspect opening to rear garden, ceiling light point, blue brick flooring, plumbing for washing machine and space for tumble dryer.

#### **Store Room 3'7" x 7'6"**

Tiled flooring with pull hatches leading to cold store, space for fridge freezer and doors to:

#### **Ground Floor W.C.**

Obscured window to side aspect, ceiling light point, tiled flooring, wall mounted corner wash hand basin and low level flush w.c.

#### **Integral Garage 18'8" to doors x 9'5"**

Window to side aspect, double doors to front aspect, ceiling light point, ceiling strip light, access to under stair storage cupboard, electric points and wall mounted boiler.

#### **First Floor Accommodation**

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

#### **Split Level Landing**

Window with stained glass inset to side aspect, Ceiling light point, wall mounted light point, loft access, picture rail, radiator and doors to:

#### **Bedroom One 13'10" x 12' into wardrobes**

Windows to front and side aspects, part coved ceiling, ceiling light point, radiator and a range of fitted wardrobes.

#### **Bedroom Two 13' x 13'3"**

Window to rear aspect, ceiling light point and radiator.

#### **Bedroom Three 13' x 9'10" excl wardrobes**

Window to rear aspect, part coved ceiling, ceiling light point, radiator and built-in wardrobe.

#### **Bedroom Four 11'9" max x 8'3" max**

Windows to front aspect, obscured window to side aspect, ceiling light point, radiator and built-in cupboard.

#### **Store Room 13' x 3'9"**

Windows to front side aspects and wall mounted light point.

#### **Bathroom 7'10" x 8'6" max**

Obscured windows to rear and side aspects, ceiling light point, extractor fan, loft access, part tiled walls, built-in storage cupboard, radiator and a bathroom suite comprising: panelled bath with mixer tap and shower attachment over and pedestal wash hand basin.

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

Obscured window to side aspect, ceiling light point, wood effect flooring and low level flush w.c.





## Outside

### Rear Garden

Accessed via a gated side access, the breakfast room or lean to/utility and benefits from gravel seating area with steps up to lawned garden, various mature planted beds, further seating area with pathway to further lawn area, mature trees and two sheds.

### Lean To 15'8" x 8'1"

Double doors to front aspect and door to rear aspect opening to rear garden.

### Agent Note:

1. We understand from the vendors that the property is located within the St. Agnes conservation area.
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.

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

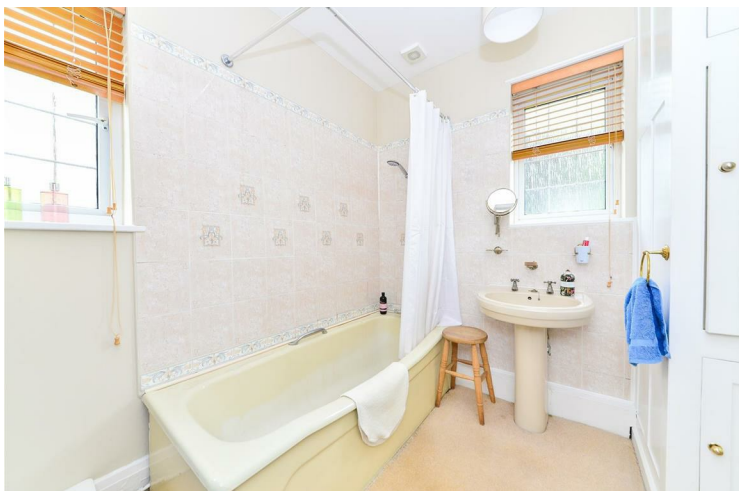
The agent understands that the property is Freehold. However, we have not checked the legal title to the property and all interested parties should obtain verification through their Solicitor or Surveyor before committing to purchase the property.

### 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.

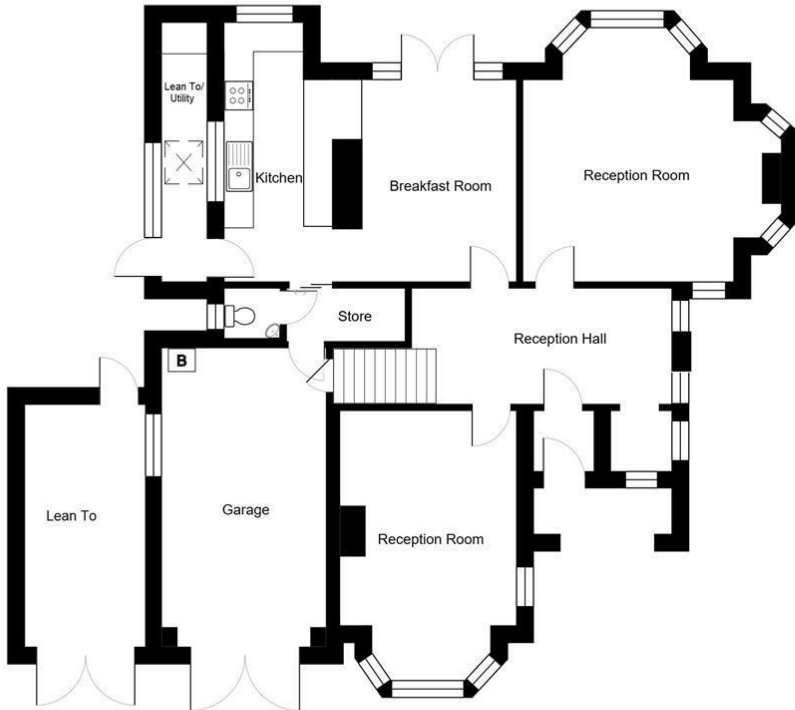
### COUNCIL TAX BAND

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





**Ground Floor**  
Area: approx 125.0 m<sup>2</sup> ... 1345 ft<sup>2</sup>



**First Floor**  
Area: approx 82.4 m<sup>2</sup> ... 886 ft<sup>2</sup>



All areas included in Area figures except: open front porch

54 Billesley Lane, Moseley, B13 9QS

Total Area: approx 207.3 m<sup>2</sup> ... 2231 ft<sup>2</sup>

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.

