



# HERITAGE ESTATE AGENCY



**72 Cambridge Road, Moseley, Birmingham, B13 9UD**

**£850,000**

**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 aspect, block paved driveway leading to gated side access and steps up to main entrance door with window over opening to:

#### **Entrance Vestibule**

Coved ceiling, ceiling light point, dado rail, wall mounted electric meter, original style tiled flooring and door with window over opening to:

#### **Entrance Hallway 32'10" max x 6'4" max**

Part coved ceiling, two ceiling light points, built-in storage cupboard, original style Minton tiled flooring, stairs rising to first floor accommodation, column style radiator, stairs descending to cellar area and doors to:

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

Obscured window to side aspect, ceiling light point, part tiled walls, tiled flooring, column style radiator, wall mounted wash hand basin with mixer tap over and inset low level flush w.c.

#### **Reception Room One 19' into bay x 16'2" max**

Sash style bay window to front aspect, coved ceiling, ceiling light point with ceiling rose, picture rail, fitted bookshelves with cupboards beneath, column style radiator and feature fire surround with cast iron effect log burner set on hearth.

#### **Reception Room Two 16' x 14'8" max**

French style doors with windows over to rear aspect, coved ceiling, ceiling light point, two wall mounted light points, picture rail, wooden flooring, column style radiator.

#### **Dining Kitchen 32'1" x 10'10"**

Windows to side and rear aspects, door to side aspect opening to rear garden, bi-folding doors to side and rear aspects opening to rear garden, four ceiling light points, tiled flooring, column style radiator 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, Range style cooker with six ring gas hob and extractor hood over, plumbing for dish washer, space for American style fridge/freezer and breakfast bar.

#### **Cellar Areas**

Stairs descend to lobby area with doors to:

#### **Cellar/Games Room 18' max x 15'8" max**

Window to front aspect, feature beams to ceiling, ceiling light point, five wall mounted light points, extractor fan, wood effect flooring and radiator.

#### **Store Room**

Glass block window to front aspect, wall mounted light point, wood effect flooring and radiator.

#### **First Floor Accommodation**

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

#### **Split Level Landing**

Sash style window to side aspect, two ceiling light points, stairs rising to second floor accommodation with built-in cupboard beneath, radiator and doors to:

#### **Bedroom One 16' x 14'10" max**

Two sash style windows to front aspect, coved ceiling, ceiling light point, picture rail, radiator and door to:

#### **En-Suite Bathroom 12'3" x 6'4"**

Sash style window to front aspect, coved ceiling, ceiling light point, part tiled walls, electric shaver socket, radiator and a bathroom suite comprising: panelled bath with telephone style mixer tap and shower attachment over, pedestal wash hand basin and low level flush w.c.

#### **Bedroom Two 16'2" max x 14'10" max**

Sash style window to rear aspect, ceiling light point, picture rail, radiator and built-in cupboard.

#### **Bedroom Three 12'10" x 11'2"**

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

#### **Family Bathroom 10' x 7'7"**

Obscured sash style window to rear side aspect, ceiling light point, part tiled walls, tiled flooring, column style radiator and a bathroom suite comprising: P shaped panelled bath mixer tap and shower over, base unit with Belfast style sink, plumbing for washing machine and low level flush w.c.

#### **Second Floor Accommodation**

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





### Landing

Ceiling light point, loft access, a range of built-in storage cupboards and doors to:

### Bedroom Four 16' x 14'11" max

Sash style window to front aspect, ceiling light point, column style radiator and fitted wardrobes. (With some restricted head height)

### Bedroom Five 16' x 14'8" max

Two Velux windows to rear aspect, window to side aspect, ceiling light point, column style radiator and fitted wardrobes. (With some restricted head height)

### Second Floor Bathroom 11'3" x 6'1"

Velux window to front aspect, ceiling light point, electric shaver socket, part tiled walls, tiled flooring, heated towel rail and a bathroom suite comprising: shower cubicle with mixer shower over, panelled bath with mixer tap and shower attachment over, wash hand basin with mixer tap over set on vanity unit and low level flush w.c.

### Outside

#### Rear Garden

Accessed via a gated side access, reception room two or the dining kitchen and benefits from electric point, paved area with planted bed to side leading to paved seating area with brick built barbeque and steps down to shaped lawn area, raised planted bed and Summer House.

#### Agent Note:

1. 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





72 Cambridge Road, Moseley, Birmingham.

Total Area: approx 302.0 m<sup>2</sup> ... 3251 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](mailto:info@heritage-estates.co.uk)

Website:- [www.heritage-estates.co.uk](http://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.

